



BANNERMANBURKE

PROPERTIES LIMITED



Teviot Cottage Teviot Road, Hawick, TD9 9DN

Offers In The Region Of £70,000



Detached two bedroom dwelling house located in the heart of town. In need of refurbishment throughout, this would make an ideal property for someone looking for a renovation project, or an opportunity to make a lovely family home. Internally, the property benefits from recently installed double glazing and gas central heating. Large outside space ideal for garden ground or garage/workshop.



Hallway

The property is entered via timber and glazed door. Stairs lead to first floor level. Central heating radiator. Ceiling light. Housed at high level is the electric meter and switchgear. Timber door leads to a large understair storage cupboard.

Sitting Room

4.42 x 4.24

Located to the front with a double glazed window. Central heating radiator. Carpet flooring. Ceiling light. Range of built in timber storage with an electric fire set upon.

Dining Room

3.54 x 4.47

Located to the front with access to the kitchen. Double glazed window. Large central heating radiator. Coving to ceiling. Ceiling light.

Kitchen

1.22 x 3.82

Accessed from the dining room to the front. Galley style kitchen in need of updating. Double glazed window. Single bowl sink and florescent strip lighting. Space for a cooker.

Upper Landing

Accessed via a turning timber staircase with timber handrail. Access hatch to roof space.

Bedroom

4.66 x 3.94

Located to the front of the property with a double glazed window. Carpet flooring. Ceiling light. Central heating radiator. Timber door leads to a shelved press for storage.

Bedroom

4.63 x 3.61

Located to the front with a double glazed window. Central heating radiator. Ceiling light and carpet flooring. Wall mounted Gloworm gas boiler.

Bathroom

1.89 x 2.00

Located to the front with an opaque double glazed window. Comprises of a three piece suite of bath, wash hand basin and WC. Carpet flooring and central heating radiator. Ceiling light. Located over the bath is a glazed shower screen and bath shower mixer tap. Bathing area has aqua panelling to full height.

Outside Space

The property has private grounds to the front and either side of the cottage, ideal for garden space or garage/workshop buildings.

SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

N/A Please note this property is sold in its present condition and no warranties will be given.

Services

Mains drainage, water, gas and electric.

Important:

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TEVIOT COTTAGE, HAWICK

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		
	EU Directive 2002/91/EC	