



BANNERMANBURKE

PROPERTIES LIMITED



6a Harden Place, Hawick, TD9 7BY
Offers In The Region Of £65,000



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- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ TWO DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ GAS CH/DG ■ SHARED DRYING GREEN ■ TWO OUTHOUSES ■ EPC RATING E

Viewing comes highly recommended of this lovely ground floor two bedroom spacious flat in the Wilton area of town. Located on a good bus route to the town centre but also just a short walk to all local amenities. Presented for sale in very good order with newly laid flooring throughout, fresh neutral decor and newly installed stylish bathroom facilities. Benefits from gas central heating and double glazing. Integrated outhouse.

The Town

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for its quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Distances

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Ideal first time buy, down sizing opportunity or buy to let investment, this ground floor two bedroom flat must be seen to fully appreciate. Great storage both internally with fitted wardrobes and cupboard space along with an integrated external outhouses. There is a shared drying green also with clothes drying facilities. As a buy to let investment, the annual return achievable is just over 8%.

Hallway

The property is entered via a timber and glazed door in to a freshly decorated hallway with newly laid carpet flooring. Ceiling light and smoke alarm. Two large storage cupboards. Small cupboard houses the electric meter and switch gear. Central heating radiator.

Sitting Room

17'0" x 10'11" (5.20 x 3.33)

Double aspect room with double glazed windows to the front and side and double glazed door out to a small balcony. Decorated in neutral tones with newly laid carpet flooring. Central heating radiator and ceiling light. Recessed display area with storage below. Pleasing views to the front.

Dining Kitchen

9'6" x 12'2" (2.92 x 3.72)

Located to the side of the property with a large double glazed window. White painted timber lining to ceiling. Ceiling light fitting. Timber effect laminate flooring. Good range of floor and wall units with grey worktops and tiled to full height in a neutral tile. Wall mounted Vokera gas boiler. Space for washing machine and cooker. Central heating radiator.

Double Bedroom

11'1" x 13'4" (3.38 x 4.07)

Spacious and bright double room located to the side of the property with double glazed window. Decorated in neutral tones with carpet flooring. White painted timber finishes. Central heating radiator and ceiling light. Sliding doors leads to a built in wardrobe providing hanging and shelving.

Double Bedroom

8'5" x 13'2" (2.59 x 4.02)

Double room with double glazed windows to the front and side. Neutral décor and carpet flooring. Central heating radiator. Built in wardrobe.

Family Bathroom

5'9" x 6'4" (1.76 x 1.94)

Located to the side of the property with double glazed window overlooking the side. Comprises of a newly fitted three piece white suite of bath, wash hand basin and WC. Aquapanelled to full height in neutral and there is tile effect flooring. Wall mounted heated towel rail in chrome. Located over the bath is a chrome shower run off the boiler and glazed shower screen.

Sales and other information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances.

Services

Mains drainage, water, gas and electricity.



Offers:

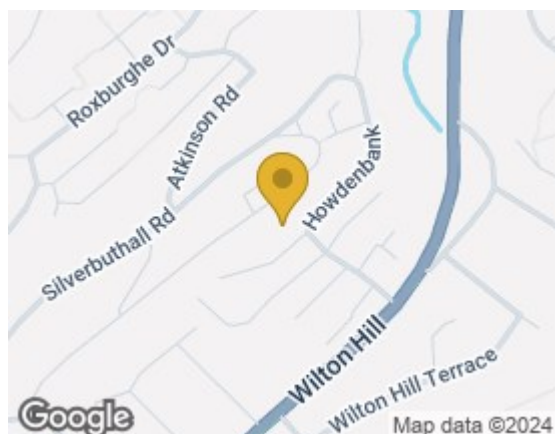
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

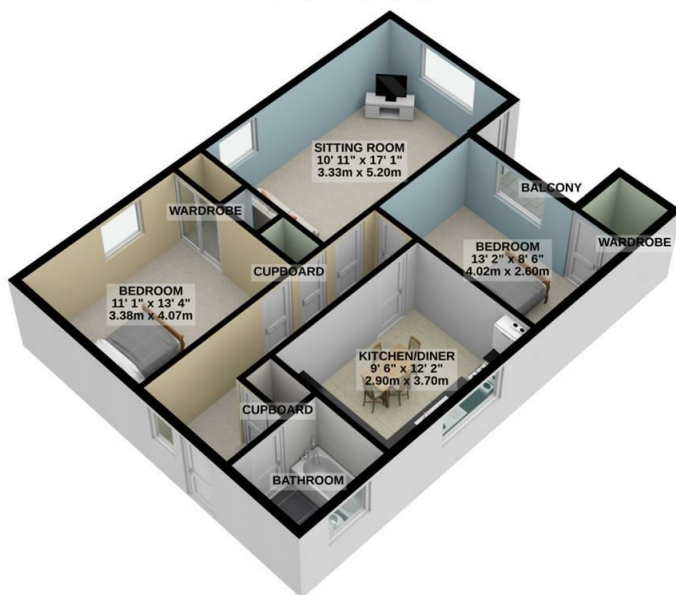
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



6A HARDEN PLACE, 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

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