



BANNERMANBURKE

PROPERTIES LIMITED



8/2 Oliver Crescent, Hawick, TD9 9BQ

Offers In The Region Of £95,000



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- ENTRANCE HALL ▪ SITTING ROOM ▪ DINING KITCHEN ▪ THREE DOUBLE BEDROOMS ▪ SINGLE BEDROOM ▪ UTILITY ROOM ▪ SHOWER ROOM ▪ GAS CH/DG ▪ SHARED DRYING GREEN/PRIVATE OUTHOUSE ▪ EPC RATING C

Viewing comes highly recommended of this extremely spacious first floor four bedroom flat in a central location of town, a very short walk to all local amenities. Presented for sale in good order benefitting from gas central heating, double glazing and an abundance of storage throughout. Externally there is an outhouse on both the ground and first floors private to the flat and a shared drying courtyard.

Hawick

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.

Travel

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 family starter home located in the heart of the town close by to the town's High Street and all local amenities. This bright and spacious flat consists of a large living room with dining kitchen off, utility room, three double bedrooms, single bedroom and shower room. The accommodation is well appointed and versatile in use.

Vestibule

The property is entered via timber door into a vestibule which is decorated in neutral tones with vinyl flooring. Ceiling light and a range of coat hooks.

Entrance Hall

Lovely bright hallway decorated in neutral tones with carpet flooring. High ceilings. Wall lighting. Central heating radiator. Large storage cupboard.

Sitting Room

13'10" x 14'8" (4.23 x 4.49)

Large bright room located to the front of the property with double-glazed windows. Decorated in neutral tones with carpet flooring. Two central heating radiators and ceiling light. The main focal point of the room is the stone fire place with gas connection available. Cornicing to ceiling and heat detector.

Dining Kitchen

11'8" x 12'2" (3.56 x 3.73)

From the living room, a timber door leads into the large dining kitchen. Located to the rear of the property with double glazed window. Comprises of a good range of floor and wall mounted units in light grey with marble effect work surfaces. Ample space for dining table and chairs. Wall mounted Vaillant combination gas boiler. Space for free standing fridge freezer. Space and plumbing for washing machine and dishwasher. All white goods included in the sale. Single bowl stainless steel sink and drainer with mixer tap. Double built-in electric oven

and 4 burner ceramic hob with stainless steel chimney style cooker hood above. Tile effect laminate flooring. Integrated wine racks. Heat detector and ceiling spotlight fittings.

Master Bedroom

14'11" x 11'6" (4.57 x 3.52)

Located to the front with a large double glazed window. Decorated in neutral tones with carpet flooring. Central heating radiator and ceiling light. (Included in sale is the large wardrobe). TV aerial point. Edinburgh shelved press

Double Bedroom

13'6" x 12'2" (4.13 x 3.73)

Located to the rear of the property with a large double-glazed window providing nice views. Decorated in pale blue with feature wall in pattered wallpaper. Laminate flooring. Central heating radiator and ceiling light.

Double Bedroom

10'5" x 8'5" (3.18 x 2.59)

Located to the front with double glazed windows. Decorated in a pale blue colour with laminate flooring, central heating radiator and ceiling light.

Single Bedroom

6'4" x 11'1" (1.94 x 3.38)

Located to front with double glazed window. Decorated in blue

with laminate flooring. Central heating radiator, ceiling light and built-in storage.

Shower Room

18'7" x 5'3" (5.68 x 1.62)

New bathroom located to the side of the property. Comprises of 3-piece suite of wash hand basin set in vanity furniture with storage, double walk-in corner shower enclosure with aqua panelling and chrome shower run off the boiler, and WC. Decorated in neutral tones with tile effect vinyl flooring and two double glazed windows. Recessed ceiling spotlights and ceiling light. Heated towel rail and good storage.

Utility Room

9'1" x 8'8" (2.79 x 2.66)

Located to the rear of the property with a double-glazed window. Electric meter and switch gear is housed at high level. Coving to ceiling, ceiling light fitting and smoke alarm. Laminate flooring.

Sales and other information

Services

Mains drainage, water, gas and electricity.

Fixtures and Fittings

All carpets, light fittings, integrated appliances, white goods and wardrobe in master bedroom included in the sale.



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			<div style="text-align: center;"> 70 82 </div>
(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 CO2 emissions			
(92 plus) A			<div style="text-align: center;"> 66 82 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Scotland		EU Directive 2002/91/EC	



8/2 OLIVER CRESCENT, HAWICK

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