



BANNERMANBURKE

PROPERTIES LIMITED



139 Silverbuthall Road, Hawick, TD9 7BL

Offers In The Region Of £140,000



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- VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ THREE DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ GAS CH/DG ■ FRONT SIDE AND REAR GARDENS ■ LARGE SHED ■ EPC RATING D

****CLOSING DATE, WEDNESDAY 18TH MAY, 12PM****

Early viewing comes highly recommended of this three double bedroom family home with private parking, new shed/store, front garden with decking and side patio area. Offered for sale in great order with newly installed dining kitchen and family bathroom along with a recently installed gas central heating system. Located close to two primary schools and on a good bus route.

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

Viewing is a must of this very well presented three bedroom family home with off street parking and front and side gardens. Since ownership, the sellers have upgraded the property internally with the installation of a new gas heating system with combination gas boiler, a stunning integrated kitchen and beautiful family bathroom. On the ground floor is the large sitting room with double glazed windows to both the front and rear of the property. This room has been freshly decorated throughout and benefits from newly laid laminate flooring. The dining kitchen is also located on the ground floor to the rear of the property and is both stylish and contemporary. There is space for a dining table and chairs and has integrated oven, hob, cooker hood, microwave and dishwasher. It also benefits from a large walk in larder cupboard and has access to the utility room where there is space for an American Style fridge freezer and has additional work surface area. A door from the utility room leads to the side of the property. On the upper level there are three double bedrooms, all with a full range of fitted wardrobes providing a great deal of storage. The newly installed family bathroom comprises of a 3pc suite of wash hand basin, WC, and bath with shower above. The wash hand basin sits in vanity furniture for additional storage and the shower runs off the boiler. The loft is fully floored and houses the combination gas boiler which has a seven year warranty. There is a good deal of storage within the property and is fully double glazed.

Room Sizes

Sitting Room - 3.61 x 6.37
Dining Kitchen - 2.85 x 3.92
Utility Room - 2.16 x 2.70
Family Bathroom - 2.83 x 1.53
Double Bedroom - 3.41 x 3.62
Double Bedroom - 3.94 x 3.00
Double Bedroom - 2.93 x 3.02

Externally

Generous ground surround this property in the form of various garden and patio areas to the front and side and off street parking to the rear. A newly built large shed is a great advantage also.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services

Mains drainage, water, gas and electricity.

Directions

Entering Hawick on the A7 from the North, turn right at the Police Station and follow the road up and around to the right. The road continues straight ahead and sweeps to the left at Howdenbank Bank. Continue forward and the property lies on the right hand side of the road.



Offers:

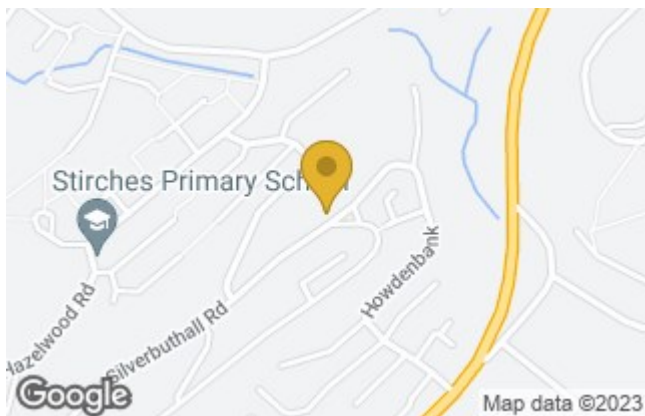
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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.



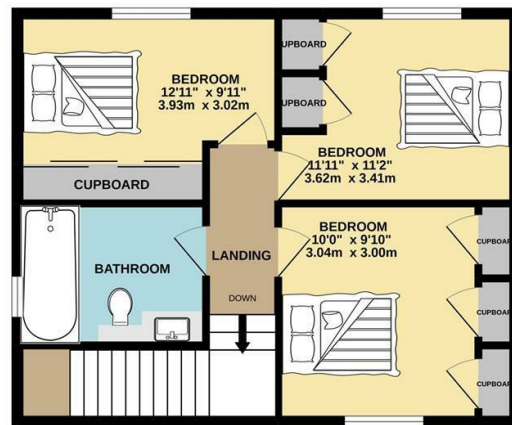
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C	63	
(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	

GROUND FLOOR



1ST FLOOR



139 SILVERBUTHALL RD HAWICK

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