



# BANNERMANBURKE

PROPERTIES LIMITED



**8 Weensland Terrace, Hawick, TD9 9RL**

**Offers In The Region Of £165,000**



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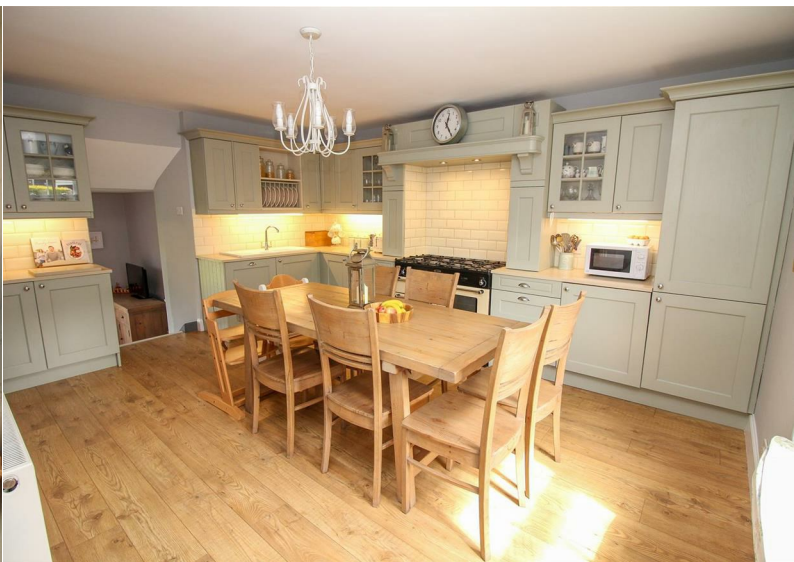
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# 8 Weensland Terrace, Hawick, TD9 9RL

## Offers In The Region Of £165,000



- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ SUN ROOM AND WC ■ CELLAR ■ THREE BEDROOMS (MASTER ENSUITE) ■ FAMILY BATHROOM ■ GAS CH/ DOUBLE GLAZED SASH AND CASE WINDOWS ■ FRONT AND REAR GARDENS WITH PATIO, SHED AND GREENHOUSE ■ EPC RATING E

Beautiful three bedroom end terraced family home with two miles public rooms and fabulous enclosed rear garden, offered for sale in immaculate order in the popular Weensland Road area of town. Surprisingly spacious with sitting room, stunning dining kitchen, sun room, WC and cellar on the ground floor and three bedrooms (master ensuite) and family bathroom on the upper level. The lovely rear garden boasts a large sandstone patio with lawn, shed and shrubbed borders, all bounded by timber fencing and offering lovely views over the river Teviot and Mansfield Park. Viewing is a must to fully appreciate size and condition.

### 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 it's 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

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

Located on the popular Weensland Road area of town, early viewing of 8 Weensland Terrace comes highly recommended. Since ownership of this family home in 2015, the property has been upgraded both internally and externally to an exacting standard with new roof, sash and case double glazed windows, relocation of the dining kitchen and creation of a beautiful sun room with patio doors to the well tended and generous rear garden.

To the front of the property is a small garden with shrubbed bedding and access via a timber door to the side of the property that leads around to the rear garden. The property is entered via double glazed door into a spacious entrance hall that provides access to the sitting room, dining kitchen and stairs to the upper level. The bright and beautifully decorated sitting room is located to the front of the property with double glazed sash and case window. The stunning dining kitchen also located to the front with a great range of floor and wall mounted shaker units and granite work surfaces. The well equipped kitchen provides an ideal space for family living/entertaining and has integrated fridge freezer, dishwasher and a large range cooker which is included in the sale. Ample space also for dining table and chairs. Access from here is to the sun room which has double glazed doors to the rear



garden. From the sun room there is access to the WC and to the cellar room where the boiler is located, the washing machine is plumbed and there is an abundance of storage.

The upper level is also very spacious with three good sized bedrooms, one with an ensuite shower room, and a family bathroom. One double bedroom has the benefit of an extremely large walk in dressing room area and all are decorated in lovely fresh neutral tones. The family bathroom is a great size and would allow for a purchaser to upgrade to their own taste.

### Room Sizes

HALLWAY 2.40 x 3.21

SITTING ROOM 3.78 x 4.80

DINING KITCHEN 3.78 x 4.80

SUN ROOM 2.30 x 4.43

WC 0.80 x 1.17

CELLAR 4.55 x 4.21

MASTER BEDROOM 3.77 x 3.56

ENSUITE 1.21 x 2.96

DOUBLE BEDROOM 3.73 x 3.44

DOUBLE BEDROOM 3.60 x 2.01

FAMILY BATHROOM 3.48 x 3.32

### Externally

8 Weensland Terrace has great space externally. The rear garden is large and beautifully landscaped with lawn, large patio areas, shed, greenhouse and clothes drying facilities, all bounded by timber fencing with lovely shrubbed borders. Double doors from the sun room provides access to the rear garden and there is also side access via a vennel from the front. The front garden is again bounded by fencing with lovely shrubbed beds.

### Directions

From the Mart Street roundabout, take the exit for Weensland Road and continue forward for approximately a mile and the property lies on the left hand side before the Petrol Station.

### Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings, some light fittings, integrated appliances and range cooker included in the sale

### Services

Mains drainage, water, gas and electricity.



Offers:

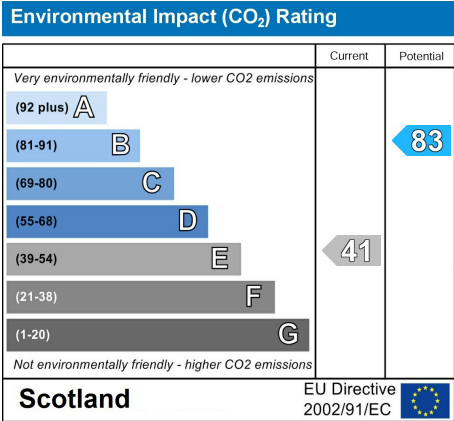
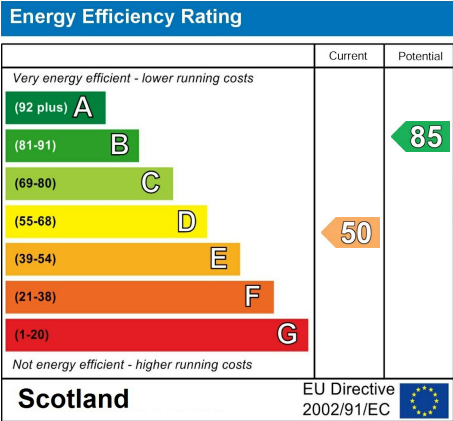
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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



BASEMENT

GROUND FLOOR

1ST FLOOR



8 WEENSLAND TERRACE, HAWICK

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