



BANNERMANBURKE

PROPERTIES LIMITED



9 Longcroft Road, Hawick, TD9 0BT
Offers In The Region Of £70,000

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- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ PRIVATE GARDEN ■ outhouse ■ GAS CENTRAL HEATING ■ PARTIAL DOUBLE GLAZING ■ EPC RATING D

Two bedroom upper quarter villa, located in the popular West End area of town. It's elevated position provides lovely views over the town. The property would benefit from a degree of upgrading allowing any purchaser to put their own stamp on it. There is a private garden to the rear with integrated outhouse, which is a great advantage and the property also gas central heating. Ideal first time buy, downsizing opportunity, renovation project or holiday home investment.

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.

Hawick 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

The property is entered from the side into an entrance vestibule with carpeted staircase to upper landing. Double glazed window on half landing provides good light. A timber door provides access to the hallway where there is an access hatch to the roof space. All rooms have central heating radiators and ceiling lights. There are two good size double bedrooms, both with built in wardrobes providing good storage. The bathroom comprises of a 3pc suite of wash hand basin, WC and bath with electric shower above. The living room is located to the front of the property and has a wall mounted gas fire with back boiler and provides access to the kitchen. The kitchen is located to the rear with double glazed window providing nice views. There is space for washing machine, under counter fridge and electric cooker. The property would benefit from a degree of upgrading to bring out its full potential.

Room Sizes

Living Room 3.46 x 4.64

Kitchen 2.38 x 3.36

Double Bedroom 4.20 x 2.72

Double Bedroom 3.39 x 4.18

Shower Room 2.38 x 1.73

Externally

There is a private garden to rear with clothes drying facilities and bounded by fencing. Integrated outhouse to the side for additional storage is advantageous.

Directions

From the High Street travelling West, turn onto the Howegate and continue onto Drumlanrig Square, The Loan and take a right at the top onto Crumhaughhill Road. Take the next right again onto Longcroft Road and the property lies on the right hand side.

Sales and Other Information

Fixtures and Fittings

All floor coverings and light fittings 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. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
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		
	63	77
Scotland EU Directive 2002/91/EC		



9 LONGCROFT ROAD, HAWICK.

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