



BANNERMANBURKE

PROPERTIES LIMITED



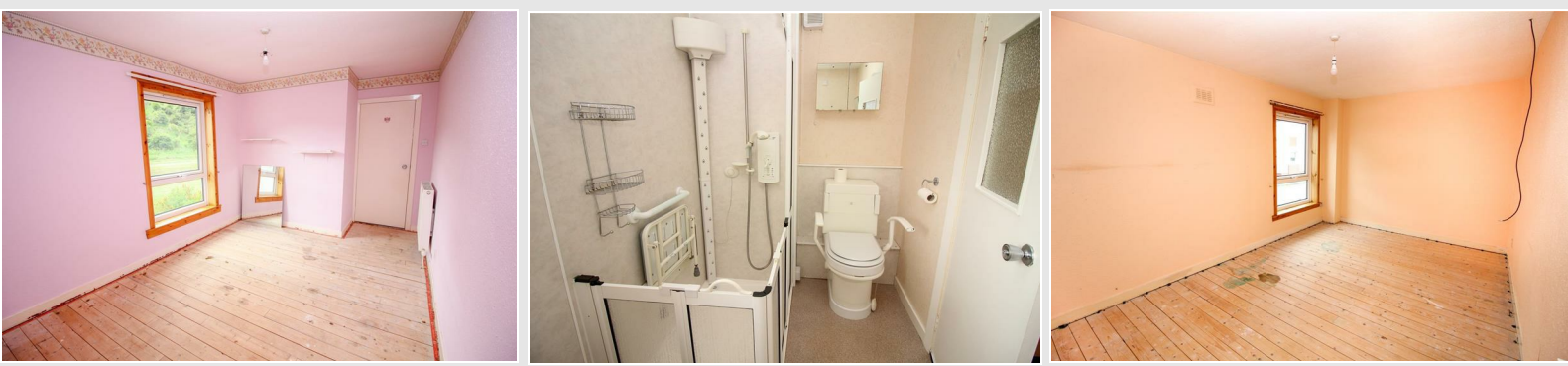
21 Ancrum Court, Hawick, TD9 7DB

Offers In The Region Of £105,000



21 Ancrum Court, Hawick, TD9 7DB

Offers In The Region Of £105,000



■ SPLIT LEVEL ENTRANCE HALL ■ LARGE SITTING ROOM ■ BREAKFASTING KITCHEN ■ THREE DOUBLE BEDROOMS ■ SHOWER ROOM ■ WC ■ GREAT STORAGE ■ PRIVATE GARDENS ■ GCH/DG ■ EPC RATING E

CLOSING DATE - WEDNESDAY 29TH JUNE 12:00PM

Early viewing comes highly recommended of this spacious three double bedroom family home, located in the popular 'Stirches' area of town. Ideal first time buy or downsizing opportunity where a degree of cosmetic upgraded is needed, allowing a purchaser to put their own stamp on it. Benefits from a private enclosed rear garden with lovely open views and front paved area. Ample on street parking is a great advantage.

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 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 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 front via a timber door into the split level entrance hall where the WC and large storage cupboard are located. Stairs lead to both the upper and lower landings. The lower landing has again two large storage cupboards and provides access to the kitchen, living room and third bedroom. The spacious living room is generous in size with double aspect windows providing lovely views. The kitchen, located to the rear also, is a good size with ample floor and wall mounted units with work surface space. A double glazed window gives lovely views and a double glazed door provides access to the private rear garden. The third bedroom, located on the ground floor is a double and could be used for a variety of purposes.

The upper landing has three very large storage cupboards, one housing the Valliant gas boiler. There is an access hatch to the roof space also for additional storage. Both bedrooms are doubles with large double glazed windows. The shower room has been adapted and comprises of a walk in shower, WC and wash hand basin, with panel boarding and double glazed opaque window.

Room Sizes

SITTING ROOM - 3.47 X 6.00
KITCHEN - 3.00 X 3.60
WC - 1.48 X 1.57
DOUBLE BEDROOM - 3.21 X 3.10

DOUBLE BEDROOM - 2.89 X 4.71

DOUBLE BEDROOM - 3.00 X 4.71

SHOWER ROOM - 2.59 X 1.69

Externally

To the front of the property is a large private paved area and to the rear a private enclosed rear garden with lovely open views, clothes drying facilities, patio area and shrubbed borders.

Directions

Entering Hawick on the A7 from the North, turn right on to Guthrie Drive and follow the road to the turning for Roxburghe Drive. Take and next left onto Bowden Road and left again in to Ancrum Court. The property lies on the left 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.



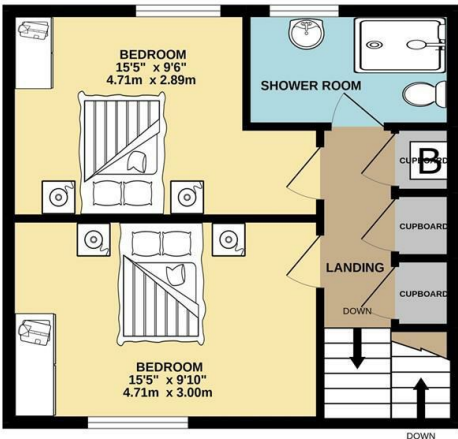
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		52
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C		49
(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



21 ANCRUM COURT, HAWICK

Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.