



BANNERMANBURKE

PROPERTIES LIMITED



3 Ancrum Court, Hawick, TD9 7DB

Offers In The Region Of £135,000



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- SPLIT LEVEL ENTRANCE HALL ■ SITTING ROOM WITH DINING AREA ■ BREAKFASTING KITCHEN ■ THREE DOUBLE BEDROOMS ■ FAMILY BATHROOM AND WC ■ DOUBLE GLAZING ■ GAS CENTRAL HEATING ■ FRONT AND REAR GARDEN AREAS ■ EPC RATING C

Early viewing comes highly recommended of this beautiful three bedroom family home in the very popular 'Stirches' area of the town. Presented for sale in excellent order with private front and rear gardens. All bedrooms are doubles and there is the added benefit of a WC in addition to the lovely family bathroom. There is ample parking to the rear and just a short walk to Stirches Primary School, local playpark and located on a good bus route. There is an abundance of storage throughout and benefits from gas central heating and double glazing.

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

3 Ancrum Court is an ideal family starter home, first time buy or downsizing opportunity. Entered from the front via double glazed door into the split level entrance hall where a large walk in storage cupboard houses the combination gas boiler and provides great additional storage. On this landing also is the WC which is beautifully decorated in patterned wallpaper, with laminate flooring

and double glazed opaque window to the front. Comprises of 2pc suite of wash hand basin and WC.

Carpeted stairs lead to the lower landing where there are another two large storage cupboards and access to the large sitting room with dining area and kitchen. The Sitting room spans the length of the property with double glazed windows to both sides providing ample light. Decorated in fresh neutral tones with carpet flooring. The main focal point of the room is the timber fire surround with black marble back and hearth and coal effect living flame gas fire inset. TV aerial point. Ample space for dining table and chairs.

The breakfasting kitchen is a good size, located to the rear, with a double glazed door providing access to the rear garden and a double glazed window. Good range of floor and wall units in white with black marble effect work surfaces and black laminate flooring. Space and plumbing for a washing machine, gas cooker and fridge freezer. Breakfast bar area with stools.

The upper landing gives access to the three double bedrooms and family bathroom. Two large storage cupboards are a great advantage and there is access to the large attic via pull down Ramsay Ladder. The master bedroom overlooks the front of the property and has stunning views of the surrounding Borders Countryside via double glazed window. Good size double room with a full range of built in wardrobes with sliding mirrored doors. Decorated in red with laminate flooring.

A second large double is located to the rear of the property with large double glazed window. Decorated in grey with carpet flooring and has ample space for bedroom furniture. A third double is located to the rear also, again with lovely views via double glazed window.

The family bathroom is both stylish and contemporary and comprises of a 3pc suite of wash hand basin with storage below, WC and bath with shower located above. Large vertical central heating radiator and recessed ceiling spotlight fittings. Lovely grey tiling to the bathing and splashback areas. Double glazed opaque window to the rear.

Room Sizes

Breakfasting Kitchen 3.74 x 3.00

Sitting Room - 5.97 x 3.47

WC 1.52 x 1.60

Bathroom 2.55 x 1.68

Double Bedroom 4.70 x 2.88

Double Bedroom 4.69 x 3.03

Double Bedroom 3.29 x 3.20

Externally

To the front of the property is a private patio area with clothes drying facilities. There is a large area of garden ground to the rear with shed and covered porch to the rear door. The garden is bounded by fencing and hedging for privacy. Ample parking to the rear is a great advantage.

Directions

Entering Hawick on the A7 from the North, take a right on to Guthrie Drive and follow the road around. Take the second left on to Roxburghe Drive and first left on to Bowden Road. Take a left again into Ancrum Court and the property is located on the right hand side.

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.



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:

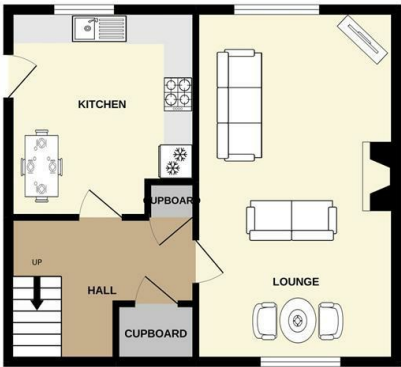
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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.



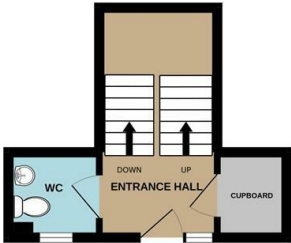
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	67	86
(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		
Scotland		EU Directive 2002/91/EC 

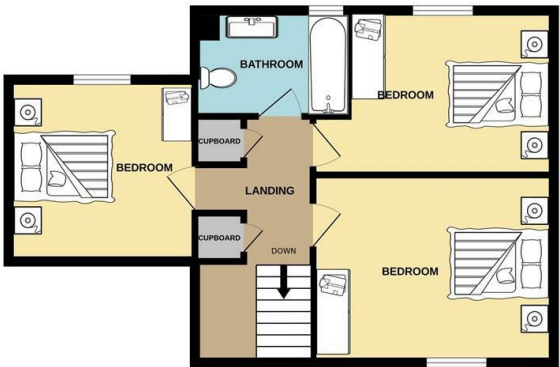
LOWER FLOOR



MID LEVEL



UPPER FLOOR



3 ANCRUM COURT, HAWICK

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