



BANNERMANBURKE

PROPERTIES LIMITED



Minto View, Westcote Farm, Hawick, TD9 8SX

Offers Over £425,000



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- OPEN PLAN KITCHEN AND LIVING ROOM ■ SITTING ROOM ■ ANNEX WITH KITCHEN, DOUBLE BEDROOM AND SHOWER ROOM ■ THREE FURTHER DOUBLE BEDROOMS ■ TWO ENSUITE SHOWER ROOMS ■ FAMILY BATHROOM ■ OIL CENTRAL HEATING AND DOUBLE GLAZING ■ STUNNING OPEN VIEWS ■ DRIVEWAY, GARDEN AND PATIOS ■ EPC RATING B

We are delighted to bring to market this most impressive four bedroom detached family home set in the small Westcote development of converted farm buildings and bespoke builds, with breathtaking views of Minto Hill to the East and Cavers Church to the South. Set in a desirable location between Hawick and Denholm in a semi rural setting, this property is a must see. Minto View boasts an annex on the ground floor that can be accessed internally through the property or externally by separate entrance. Offered for sale in immaculate order with oil central heating and low maintenance garden and patio areas, all bounded by timber fencing. Ample off street parking is also 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

Minto View has been carefully designed to offer a wealth of flexible family living with large open plan dining kitchen and living room being the centre of attention. Large windows and patio doors maximise natural light to create a beautiful and impressive space the whole family will love being in, whilst enjoying spectacular views of Minto Hill and surrounding Borders countryside. The well equipped kitchen with ample floor and wall units, built in bench seating and integrated appliances along with the bright and spacious living room has been created with entertaining in mind. Access to the annex is from here or externally at the rear of the property, where there is a separate kitchen, double bedroom and shower room, all beautifully presented. This annex has been successfully rented out as a holiday let/Air BNB, generating a good income. Finally on the ground floor is the double aspect sitting room with picture windows, again making the most of the stunning views. The whole property has an abundance of storage and is tastefully decorated in fresh neutral tones.

The upper landing is extremely spacious and well lit and currently houses a home office with two large windows. All three bedrooms are of a very generous size and comfortably fit king size/superking beds. All have fitted wardrobes for storage and two have the added benefit of ensuite shower rooms, one being the master suite which is both inviting and welcoming with a full range of built in wardrobes with hanging and shelving. The family bathroom comprises of a 4pc suite of wash hand basin, WC, bath and double walk in shower enclosure and is both stylish and contemporary.

Room Sizes

OPEN PLAN LIVING ROOM AND KITCHEN - 9.7 x 7.48
SITTING ROOM - 4.62 x 5.45
ANNEX KITCHEN - 2.01 X 4 .03
ANNEX DOUBLE BEDROOM - 4.03 x 3.07
ANNEX SHOWER ROOM - 2.00 x 2.81
MASTER SUITE BEDROOM -7.30 x 5.45
MASTER BEDROOM ENSUITE SHOWER ROOM - 2.50 x 1.93
DOUBLE BEDROOM - 5.77 x 5.36
ENSUITE SHOWER ROOM - 1.97 x 2.84
DOUBLE BEDROOM - 5.26 x 4.62
FAMILY BATHROOM - 3.27 x 2.21

Externally

Minto View has a very well maintained and low maintenance garden with various lawn areas, patios and driveway with parking for several vehicles. All bounded by newly installed timber fencing.

Directions

Travelling out of Hawick on the A698 (Weensland Road), towards Denholm, turn right to Westcote, opposite the Riverside Caravan Park. Follow the road to the top and Minto View is the second house on the right.

Sales and other information

Fixtures and Fittings

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

Services

Septic tank drainage, mains water, oil 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	84	95
(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	79	89	
(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		

GROUND FLOOR



1ST FLOOR



MINTO VIEW, WESTCOTE

Important:

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