



# BANNERMANBURKE

PROPERTIES LIMITED



**Viewfields East Middles, Hawick, TD9 8LW**

**Offers In The Region Of £660,000**





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## Offers In The Region Of £660,000



■ LIVING ROOM ■ KITCHEN ■ THREE DOUBLE BEDROOMS ■ TWO BATHROOMS ■ UTILITY ROOM ■ LARGE BARN ■ APPROX 14 ACRES OF LAND ■ OIL CENTRAL HEATING AND DOUBLE GLAZING ■ STUNNING PANORAMIC VIEWS ■ EPC RATING E

We are delighted to bring to market this three bedroom detached property with additional agricultural barn, approx. 14 acres of grazing land and woodland. Located in Cavers, set in the most stunning spot with uninterrupted views over the beautiful Scottish Borders countryside and Ruberslaw. This property is ideal for those looking for a peaceful location while also providing the opportunity to start an Equestrian/Livery business or smallholding.

### 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

Entering the property, the hallway allows access to all accommodation and has two large cupboards providing good storage. From the hallway, there are also two access hatches to two separate attic spaces which are fully floored, each having a window allowing natural light. The living room is

located to the front and enjoys the most beautiful panoramic views of Ruberslaw and the surrounding countryside. This room is flooded with natural light thanks to the expansive southeast facing bay window. The main focal point within the room is the open grate fire set in marble insert with wooden surround. The kitchen is a good size with plenty of space for a dining table and chairs and also benefits from the spectacular views. There is a good range of floor and wall mounted timber units, integrated double oven, electric hob with cooker hood, stainless steel sink with double drainer and space for free standing fridge freezer. The utility room, located to the rear of the property, offers space and plumbing for a washing machine and has a lovely feature of a traditional style Belfast sink.

The master bedroom is located to the east side of the property and has two double built-in wardrobes and a good size ensuite bathroom with large shower enclosure, wash hand basin set in vanity furniture and WC. Bedroom two is to the front of the property and has double aspect windows. The third bedroom, to the rear, has a lovely feature of an open solid fuel fire, and so makes this room flexible in use. The family bathroom is located to the side and comprises of 3pc suite of bath with shower over, wash hand basin and WC. The property would benefit from a degree of cosmetic upgrading and would make a fantastic family home. The property benefits from double glazing throughout and oil central heating.

The attic is spacious and currently has two attic rooms at each end of the property with gable end windows, accessed by two separate pull down ladders. The space would lend itself to further living, or bedroom space, subject to relevant permissions.

### Room Sizes (meters)

Living Room 4.69 x 5.59

Kitchen 3.65 x 4.78

Utility Room 1.89 x 3.13

Master Bedroom 4.73x 3.98

Ensuite 1.86 x 2.64

Bedroom 2 – located to front – 3.59 x 3.61

Bedroom 3 – 3.36 x 3.83



Bathroom 2.44 x 1.53

Agricultural building – 31.89 x 9.07

### Externally

The property benefits from a gated driveway which provides parking for several vehicles, and also has a detached garage and two greenhouses. The large agricultural barn located adjacent to the property is in fantastic condition, of metal construction, set on concrete and benefits from power, light, water and a hot water heater. This is accessed via a separate entrance with driveway. There are approx. 14 acres of grazing and woodland included, which would make this an ideal opportunity for any equestrian enthusiast or someone looking for a smallholding.

### Directions

Heading Northeast out of Hawick on the A698 continue on this road for 2.5 miles then turn right for Cavers and continue for 0.9 miles and the property sits on the left hand side.

### Sales and Other Information

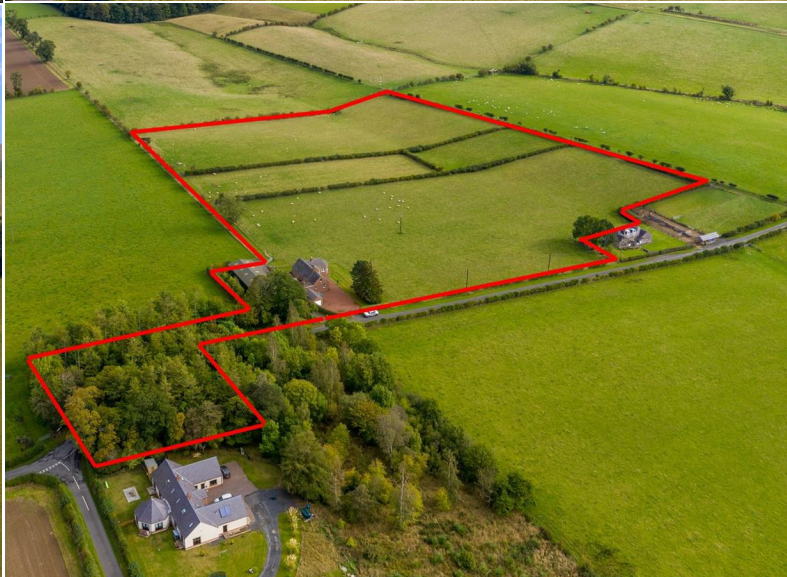
#### Fixtures and Fittings

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

#### Services

Septic tank drainage, water, oil and electricity.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system. Any intending purchasers will require to accept the position as it exists.





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	43	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	



VIEWFIELDS, CAVERS, HAWICK

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