



# BANNERMANBURKE

PROPERTIES LIMITED



**9a Lothian Street, Hawick, TD9 9HD**  
**Offers In The Region Of £52,000**



# 9a Lothian Street, Hawick, TD9 9HD

## Offers In The Region Of £52,000



- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ DOUBLE BEDROOM ■ BOX ROOM/NURSERY ■ BATHROOM ■ GOOD STORAGE ■ SHARED REAR GARDEN AND CELLAR ■ EPC RATING D

Viewing is recommended of this double upper two bedroom flat in a town centre location, just a short walk to the High Street and all local amenities. Accessed from a communal close that serves two properties only, this flat would make an ideal first time buy, buy to let opportunity or holiday home investment. In need of some upgrades internally but benefitting from gas central heating and majority double glazing. Shared well maintained garden to the rear with large cellar rooms for storage are a great advantage. Plenty of both on street parking and off street parking via public car park across from the property.

### 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 accessed via a communal entrance hallway where an attractive staircase leads up to the property. The property is entered via a double glazed UPVC door into the hallway. The kitchen, main bedroom and bathroom are all located on the first floor with the living room and second bedroom located on the upper level. The kitchen is located to the rear of the property with double glazed windows overlooking the rear garden and has free standing units, one with a large Belfast sink with chrome mixer tap over. Wall mounted Ideal combination gas boiler. Access to the utility room is from the kitchen which is a useful additional space and has a window, space and plumbing for a washing machine and a Belfast sink. The double bedroom to the front is a good size with large double glazed window. Decorated in neutral tones with carpet flooring. The bathroom is generous in size also and is located to the front with double glazed opaque window. Comprises of 3pc suite of wash hand basin, WC and bath with shower above and decorated in neutral tones with laminate flooring. Large larder cupboard in the hallway provides good storage along with additional cupboards on the upper level.

The living room is located on the upper level to the rear, where a large double glazed window provides beautiful views of the Town Hall Clock and surrounding countryside. The wood burning stove with exposed brick wall is the star of the show in this room and natural timber floors are a lovely feature. A room from here provides excellent additional storage.

The second bedroom would make an ideal nursery or home office and is located to the front of the property with double glazed window.

Viewing is a must to fully appreciate.

### Room Sizes (metres)

Kitchen 3.68 x 4.09  
Living Room 4.59 x 3.70  
Main Bedroom 3.67 x 3.71  
Second Bedroom 1.86 x 2.87  
Bathroom 2.76 x 1.85  
Utility room 1.83 x 0.97

## Externally

There is a shared garden with patio area and lawn and clothes drying facilities, all bounded by fencing. Access to the garden is via an internal staircase within the communal hallway where there are also outbuildings.

## Directions

From the High Street travelling West, take a left onto Cross Wynd and continue up the hill. Take the next left on to Lothian Street and the property is located on the left hand side.

## Sales and Other Information

### Fixtures and Fittings

All carpets, 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](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.

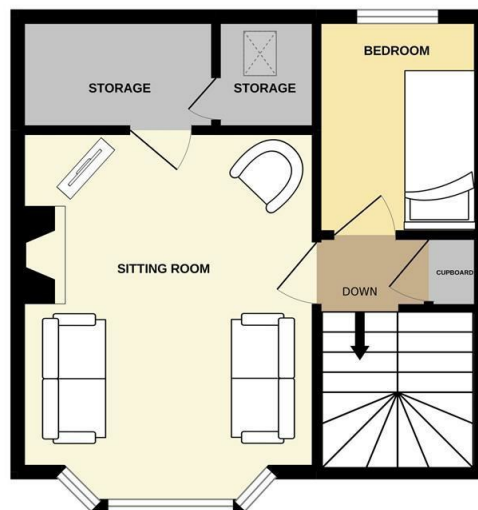
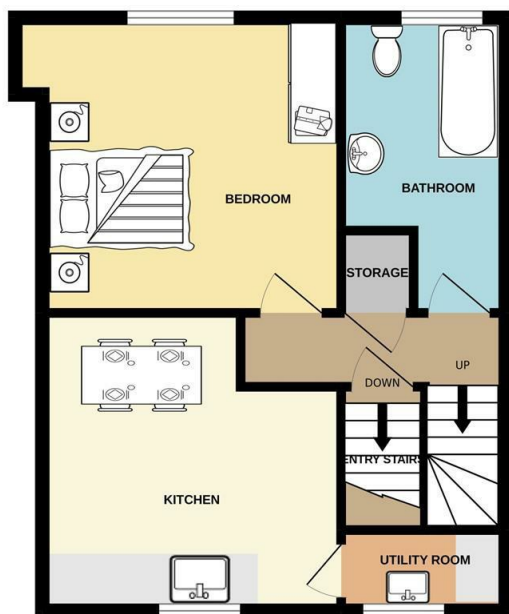


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



9A LOTHIAN STREET, HAWICK

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