



BANNERMANBURKE

PROPERTIES LIMITED



7 Wauchope Road, Hawick, TD9 8JT
Offers In The Region Of £130,000



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- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ SUN ROOM ■ SHOWER ROOM ■ 2 DOUBLE BEDROOMS ■ PRIVATE GARDENS WITH OUTBUILDINGS ■ SINGLE GARAGE ,CARPORT AND DRIVEWAY ■ DOUBLE GLAZING/LPG GAS CENTRAL HEATING ■ EPC RATING E

We are delighted to bring to market this beautiful two bedroom, semi detached home in the popular and peaceful village of Bonchester Bridge. Offered for sale in immaculate condition, this property boasts generous gardens to both the front and rear of the property with several outbuildings, a garage, carport and driveway for off street parking. Double glazing throughout and LPG gas heating are advantageous.

Bonchester Bridge

Bonchester Bridge is a quiet village located in a semi rural location in the heart of the Scottish Borders. Surrounded by rolling hills and open countryside, the village provides the idyllic country lifestyle but is also located close to larger towns. Day to day facilities can be found in the village where the popular Horse and Hound Inn can be found. The larger towns of Hawick and Jedburgh, located just 7 miles away offer more comprehensive shopping and recreational activities in addition to a choice of two secondary schools.

Travel

Hawick 7 Miles, Jedburgh 7 Miles, Carlisle 43 Miles, Newcastle 54 Miles, Edinburgh 55 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 into the hallway which provides access to the living room, shower room and carpeted staircase to the upper landing. The living room is a good sized room with double aspect windows to the front and rear of the

property allowing lots of natural light. Freshly decorated in neutral tones, the main focal point of the room is the log burning stove set on slate hearth. Access to the kitchen which is located to the side and rear of the property and is well equipped with built electric oven, four burner ceramic hob, stainless steel sink, space and plumbing for a washing machine, space for an under counter fridge and houses the combination gas boiler. Benefits from double aspect windows to the side and rear of the property and large pantry style cupboard. There are ample floor and wall mounted units in grey with granite effect work surfaces. A double glazed door leads from the kitchen to the sun room which is a great additional space and provides access to the rear garden and integrated store which provides additional storage and houses the fridge freezer.

The shower room is also located on the ground floor and comprises of electric shower, wash hand basin set in vanity furniture and WC. Nice bright room with white shower panelling to full height. The upper landing provides access to both bedrooms and also has an access hatch to the roof space. Both bedrooms are a good size, and have double aspect windows providing ample natural light. Both have built in wardrobes and are decorated in neutral tones with newly laid grey carpet flooring.

Room Sizes

Living room 4.65 x 3.64

Kitchen 2.64 x 3.75

Sun Room 2.22 x 3.66

Shower room 1.73 x 1.94

Bedroom 4.68 x 3.74

Bedroom 4.66 x 3.56

Externally

To the front is a driveway providing parking for several cars, large area of garden laid to lawn and patio area, all bounded by timber fencing. To the side of the property is a covered side entrance/carport and garage and access to the rear garden which is laid to lawn, has an additional patio area and other outbuildings.

Directions

Heading south into the village from Hawick, sweep round to the right into the village and then take a right again onto Hobkirk Road. Take a left onto Forest Road and then right on to Wauchope Road the property is located on the left.

Sales and other information

Fixtures and Fittings

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

Services

Mains drainage, water, and electricity. LPG fired central heating system provided by means of a Scottish Gas 532/l combination boiler to panelled radiators. This also provides domestic hot water to the property on demand.



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.

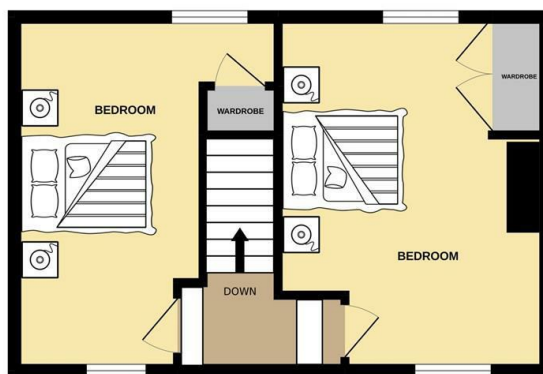


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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



7 WAUCHOPE ROAD, BONCHESTER BRIDGE

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