



BANNERMANBURKE

PROPERTIES LIMITED



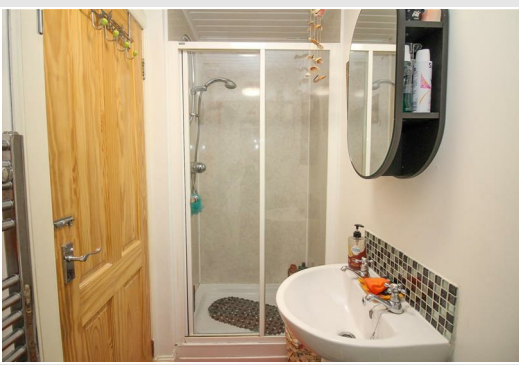
24/6 Princes Street, Hawick, TD9 7AY

Offers Over £50,000



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- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ DOUBLE BEDROOM ■ SHOWER ROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ ATTIC SPACE ■ SHARED GARDEN ■ EPC RATING C

Early viewing comes highly recommended of this lovely top floor one bedroom flat in a central location of town. Presented for sale in excellent order with newly installed gas central heating system (condensing boiler) and insulation boards in both the sitting room and bedroom, making this property both cosy and efficient in heating. Benefits from shared garden to the rear and attic space with additional storage. Ideal first time buy, buy to let opportunity or holiday home.

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 its 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

Entered via a newly installed double-glazed door into the entrance hall which provides access to all accommodation. Decorated in fresh neutral tones with carpet flooring, central heating radiator, smoke alarm and access hatch to the roof space for additional storage (other properties on this street have extended the living accommodation into the attic space, with relevant permissions). The bright living room is located to the front of the property with double glazed window. The main focal point of the room is the fireplace with timber mantle and electric fire sat on a marble hearth. The decor is clean and fresh with carpet flooring and the condensing boiler is located in a large cupboard. The kitchen is well equipped and located to the front also with double glazed window. Integrated electric oven, four burner electric hob and fridge freezer. Space and plumbing for a washing machine (machine not included in the sale) and space for small table and chairs also. Ample floor and wall mounted units in white with black marble effect work surfaces and splashbacks.

The double bedroom is a good size with large built-in wardrobes with sliding mirrored doors providing excellent storage and the shower room comprises of a 3pc suite of wash hand basin, WC and shower enclosure with chrome shower run off the boiler and chrome heated towel rail.

Room Sizes (meters)

Kitchen 1.88 x 3.89

Living Room 3.82 x 4.18

Double Bedroom 3.01 x 4.32

Shower Room 1.09 x 2.76

Directions

From the High Street travelling West, continue on to the Sandbed and over the bridge, taking a left onto Albert Road. Continue forward up the hill which is Wilton Path and on to Princes Street. The property lies on the left-hand side, before the traffic lights.

Externally

The property benefits from a shared garden to the rear with clothes drying facilities.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

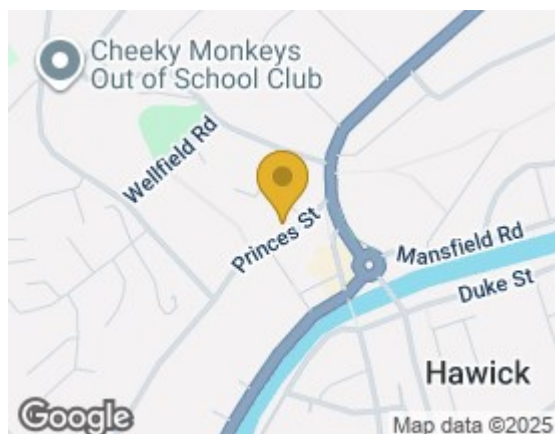
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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.

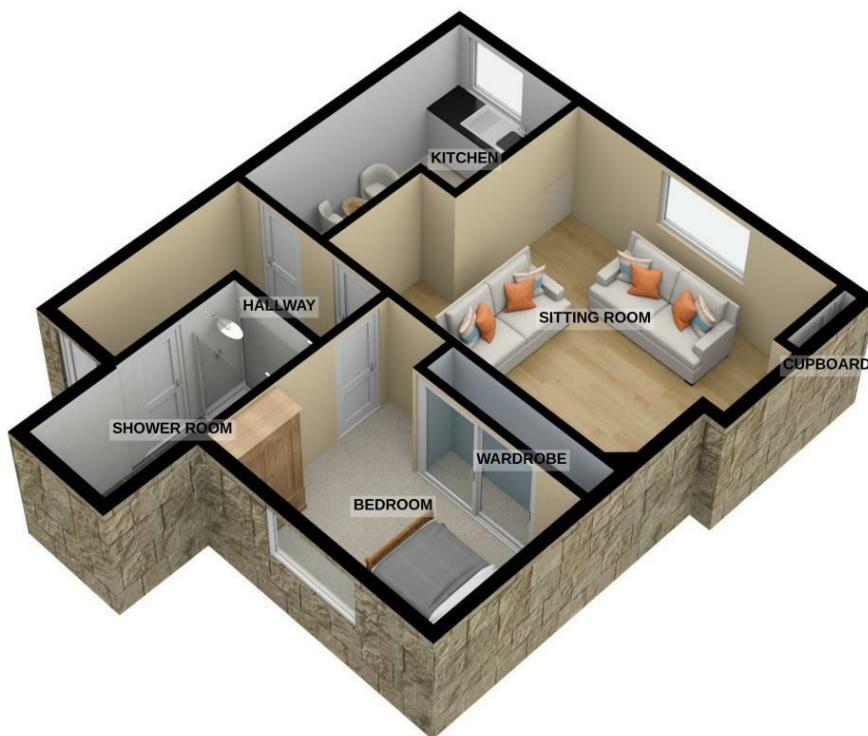
Notice:

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			
(81-91) B			
(69-80) C		76	76
(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		80	80
(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	



24/6 PRINCES STREET, HAWICK

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