



BANNERMANBURKE

PROPERTIES LIMITED



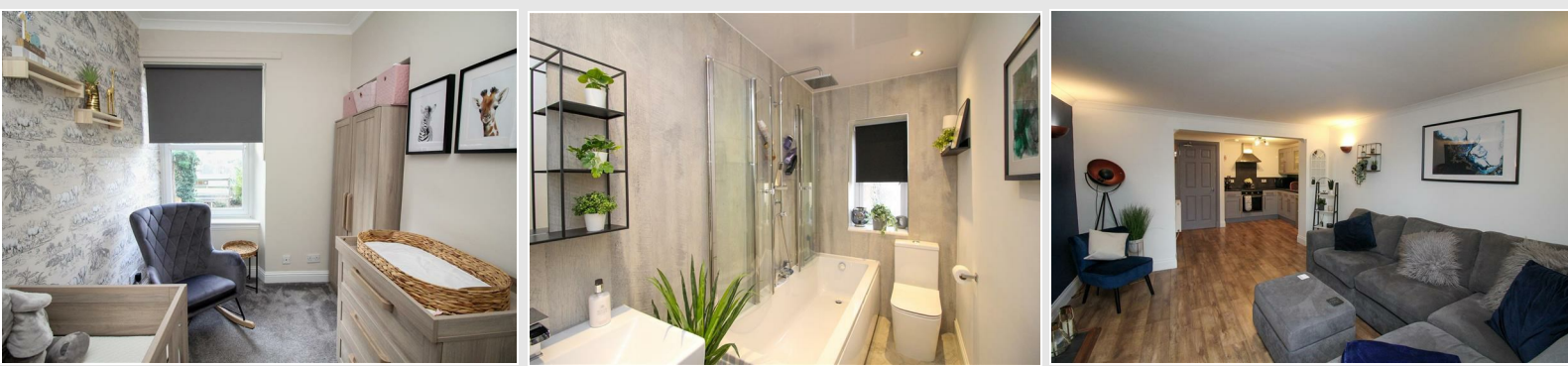
9a/1 Lothian Street, Hawick, TD9 9HD

Offers In The Region Of £85,000



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- ENTRANCE HALL
- OPEN PLAN KITCHEN AND SITTING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CH
- DOUBLE GLAZING
- DECKING AND SHARED GARDEN
- SHARED CELLAR
- EPC RATING D

We are delighted to offer for sale this stunning two bedroom flat over two levels in the heart of the town, close to all local amenities. This immaculate turnkey property is both quirky and elegant with two bedrooms and bathroom on the entrance level and the kitchen and living room on the lower level with patio doors to a lovely area of decking. The property benefits from gas central heating, double glazing and a shared cellar area and rear garden. Viewing is a must to fully appreciate.

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 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

From street level a communal hallway gives access to the property. Entered via a timber door into the entrance hallway, both double bedrooms and the bathroom can be found on this floor and also stairs to the lower level where the open plan kitchen and living room is located.

The contemporary and stylish bathroom is well appointed with wash hand basin set in vanity furniture, WC and bath with shower over. The shower enclosure has been specially sourced for the central shower and can be set back when not in use. The master bedroom is to the front of the property with double glazed windows providing good natural light. Decorated in neutral tones with carpet to flooring, this room is spacious and has a large fitted wardrobe providing excellent storage. The second bedroom, currently used as a nursery, overlooks the rear garden and is light and airy.

A carpeted staircase from this level leads down to the kitchen and living room which are located to the rear of the property and have a great deal of privacy. The modern shaker style kitchen has ample floor and wall units in grey with black work surfaces and tiled splashbacks. Well equipped with integrated oven and hob, space for free standing fridge freezer and space for a dishwasher. A large utility cupboard has space and plumbing for the washing machine and provides additional storage. The kitchen opens out to the living room which is tastefully decorated in shades of navy blue with oak effect flooring. The main focal point of the living room is the white mantle with tiled insert and hearth and electric fire inset. Double glazed patio doors provide access to the rear garden.

This property is a must see to fully appreciate the beautiful style and finish.

Room Sizes

Kitchen/Living Room: 7.37 x 3.63

Master Bedroom: 3.36 x 3.53

Double Bedroom: 3.12 x 2.19

Bathroom: 3.05 x 1.35

Externally

Access to the decking and garden area is from patio doors in the living room or through the communal close and cellar. The rear garden is shared with clothes drying facilities and garden areas although the area of decking has been installed by the vendor privately.

Directions

From the High Street travelling West, turn onto Cross Wynd and up the hill. Take the first left onto Lothian Street and the property lies on the left hand side. There is a large carpark opposite the property for parking if so desired.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances 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.

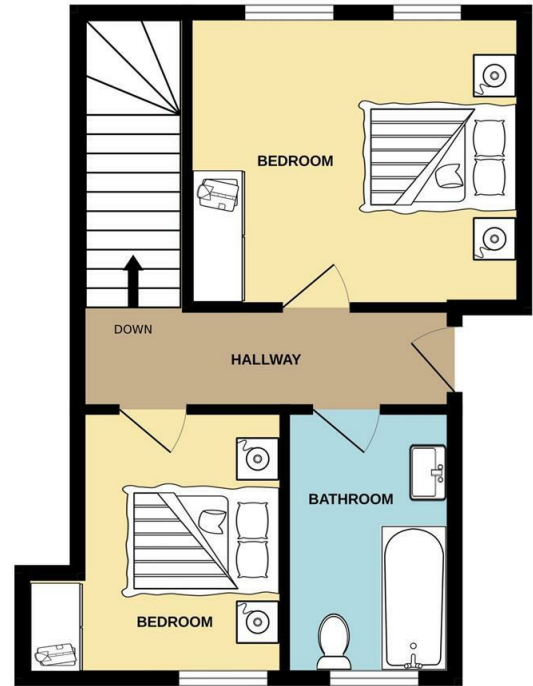


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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	

LOWER FLOOR

GROUND FLOOR



9A/1 LOTHIAN STREET, HAWICK

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