



BANNERMANBURKE

PROPERTIES LIMITED



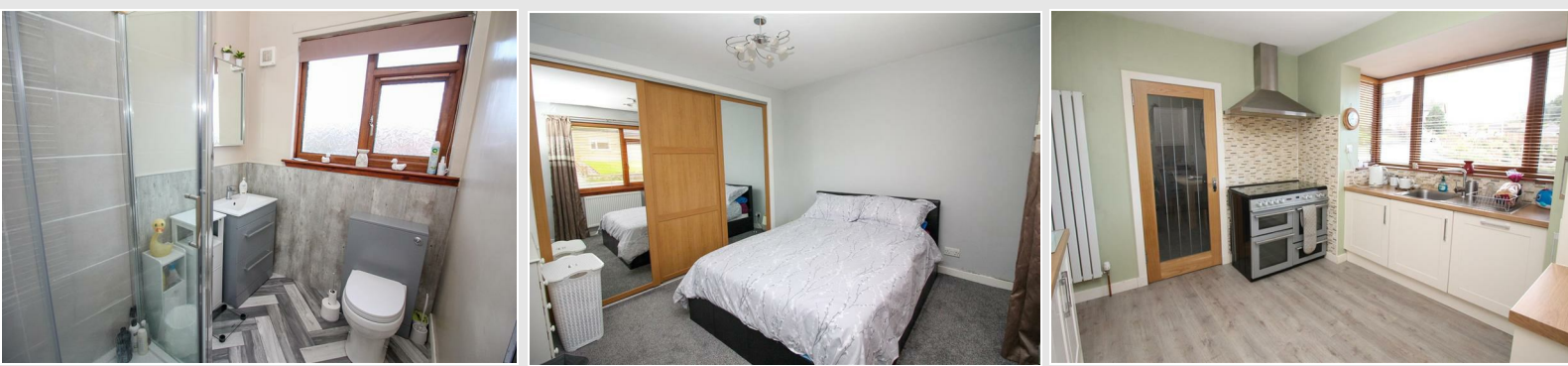
Thornhill 8 Marmion Road, Hawick, TD9 9PD

Offers In The Region Of £270,000



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- ENTRANCE HALL ■ SITTING ROOM WITH DINING AREA ■ KITCHEN WITH REAR PORCH ■ THREE DOUBLE BEDROOMS ■ LARGE SHOWER ROOM ■ GAS CH/DG ■ NEWLY BUILT DOUBLE GARAGE WITH INTEGRATED WORKSHOP ■ DRIVEWAY ■ FRONT, SIDE AND REAR GARDEN WITH INTEGRATED OUTHOUSE ■ EPC RATING D

We are delighted to offer for sale this beautiful three bedroom detached bungalow with double garage and driveway with off street parking. Presented for sale in immaculate order with stylish and contemporary kitchen and bathroom facilities. Located in a sought after area of town in a quiet cul de sac enjoying private garden grounds to the front, side and rear. The double garage with integrated workshop is a great useful addition with door to the rear garden, power and light and provides excellent additional storage and parking.

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 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.

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 from the front via a UPVC door into a light and spacious hallway providing access to all accommodation. The bright living room is located to the front of the property where double aspect windows allow in lots of natural light. Freshly decorated in neutral tones with newly laid carpet flooring and attractive wood burning stove, set upon a slate hearth. Ample space for living room and dining room furniture. A timber and glazed door leads through to the stylish and contemporary kitchen which is located to the side of the property with large bay window. The well equipped kitchen has ample floor and wall mounted units in cream with timber effect work surfaces housing an integrated washing machine, fridge freezer, dishwasher and has space for a range cooker. A door from here leads to a small rear vestibule with a range of coat hooks and a double glazed door provides access to the large rear patio and garden.

The three double bedrooms are all a good size and freshly decorated in neutral tones with newly laid carpet flooring. All rooms have built in cupboards providing good storage and are bright and airy. The lovely family bathroom comprises of a 3pc suite of wash hand basin set in vanity furniture, double walk in shower enclosure with chrome shower run off the boiler and WC. Tiled to full height within the shower enclosure, chrome heated towel rail and herringbone vinyl flooring.

Ideal family home or downsizing opportunity and early viewing is recommended.

Room Sizes (Metres)

SITTING ROOM 6.08 x 4.27

KITCHEN 3.43 x 3.62
MASTER BEDROOM 3.86 x 3.58
DOUBLE BEDROOM 3.58 x 3.19
DOUBLE BEDROOM 3.02 x 2.58
SHOWER ROOM 1.75 x 2.47
DOUBLE GARAGE 5.93 X 5.48
WORKSHOP 2.26 X 5.93

Externally

The newly built double garage with integrated workshop has been finished to an exacting standard and provides great additional parking, storage and work area for the property. It benefits from power and light with door to the rear garden. The generous plot of beautifully kept, low maintenance lawns and patio areas with shrubbed borders, encase the bungalow, with log store, integrated outhouse and clothes drying facilities to the rear.

Directions

From the A698 (Weensland Road) turn into Weensgate Drive and follow the road up to Marmion Road. Once on Marmion Road, turn left and property sits on the left hand side.

Sales and other information

Fixtures & Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

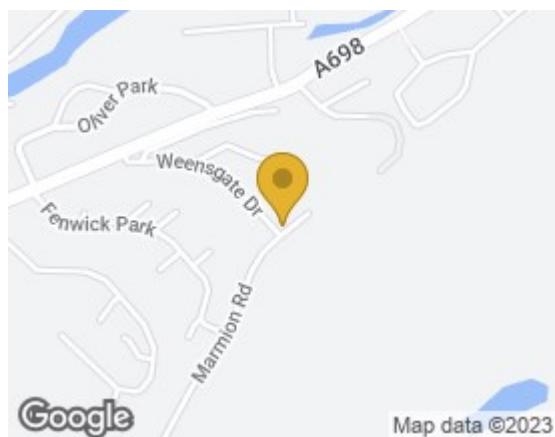
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 61 | |
| (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 CO2 emissions | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO2 emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |



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