



# BANNERMANBURKE

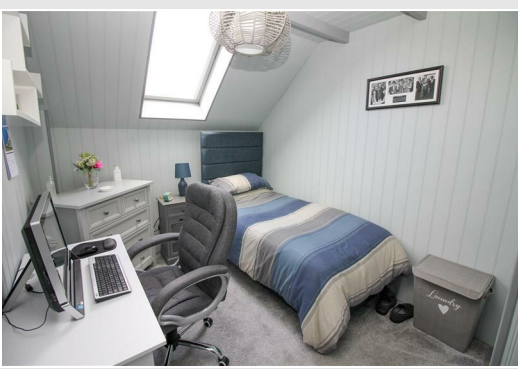
PROPERTIES LIMITED



**Flat 7, Horne Court Dovecote Street, Hawick, TD9 9QP**  
**Offers In The Region Of £120,000**



# Flat 7, Horne Court Dovecote Street, Hawick, TD9 9QP Offers In The Region Of £120,000



- SECURE ENTRY DOOR SYSTEM ■ HALLWAY ■ LARGE LIVING/DINING ROOM ■ KITCHEN ■ MASTER BEDROOM WITH ENSUITE ■ 2 FURTHER BEDROOMS ■ BATHROOM ■ GAS CH AND DG ■ SHARED GATED DRYING GREEN ■ EPC RATING D

Brought to market in immaculate condition, this three bedroom extremely spacious penthouse property, offers beautiful views over the town and is ideally located close to town centre and all local amenities. The property benefits from a secure entry door system and gated drying green with clothes drying facilities, gas central heating and double glazing. Ample on street parking. Ideal first time buy, buy to let investment or holiday home 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

Penthouse flat accessed via secure entry door system and very well maintained communal close to top floor. The property is entered into a lovely big and bright open hallway giving access to all accommodation. Two large cupboards. and partly floored roof space accessed via a hatch provide ample storage. The living /dining room is an extremely spacious room with triple aspect windows and exposed timber beams are a lovely feature. The main focal point of the room is the brick fireplace with timber mantle and electric stove. Newly decorated in a fresh white, this room is bright and airy and has plenty space for living and dining furniture. The kitchen is contemporary in style with white floor units and black granite effect work surfaces, composite sink and drainer with mixer tap, double built in electric oven and four burner induction hob with extractor above. Space for American Style fridge freezer. Integrated dishwasher and integrated wine racks. The built-in breakfast bar provides a lovely dining space.

The laundry room is a great additional facility. The Valliant system boiler and cold water tank are located in here along with plumbing for a washing machine and space for a tumble dryer and additional storage.

Three good sized bedrooms; two doubles and one single all with built-in wardrobes. The master bedroom is a lovely spacious room with great storage and has the benefit of an ensuite shower room which comprises of quadrant shower enclosure with electric shower, WC and wash hand basin set in vanity furniture. The family bathroom is a good size, 3pc suite of WC, bath with electric shower above and wash hand basin.

## Room Sizes

Living Room/Dining Room 6.75 x 6.07

Dining Kitchen 4.87 x 2.90

Laundry Room 1.62 x 2.03

Master Bedroom 4.20 x 3.50

Ensuite Shower Room 1.57 x 3.20

Double Bedroom 2.50 x 3.60

Single Bedroom 2.00 x 3.60

Bathroom 2.04 x 2.83

### Externally

Key accessed gated drying green with clothes drying facilities.

### Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and at the roundabout, go straight through and over the bridge. Take a right onto Duke Street and follow the road around onto North Bridge Street. Take the second road on the right onto Dovecote Street (opposite the car wash) the property is on the left.

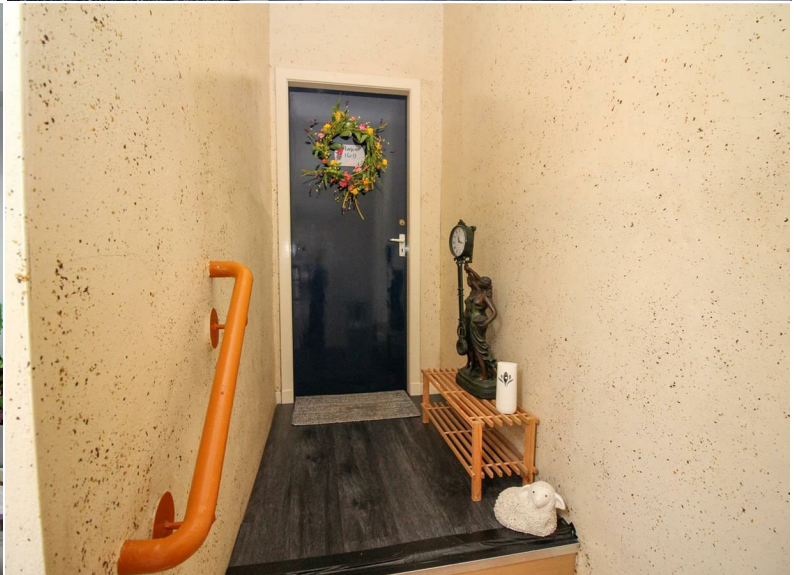
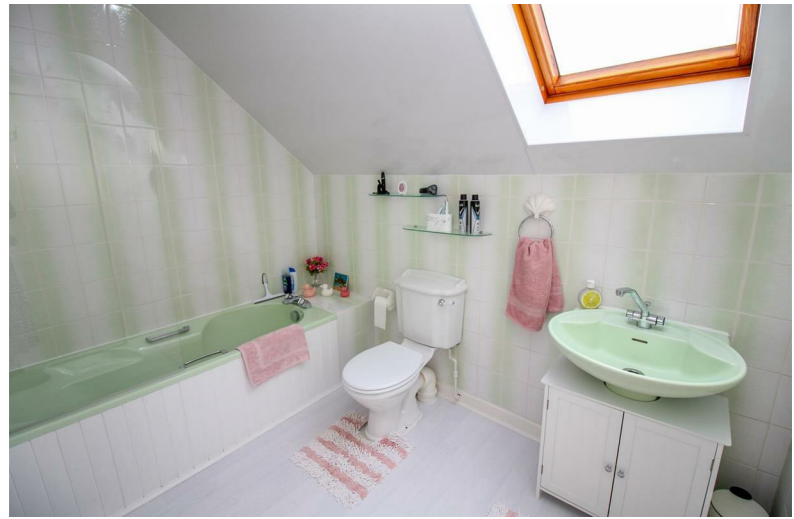
### Sales and Other Information

### 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](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.

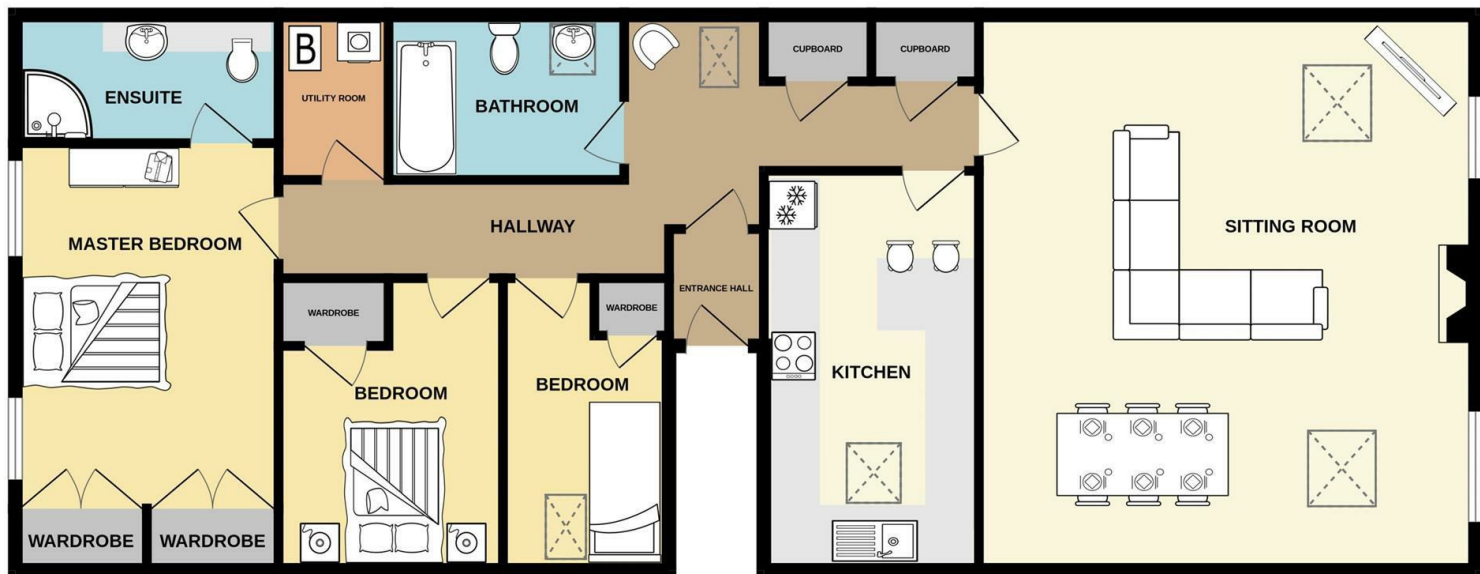
**Notice:**

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	



HORNE COURT, HAWICK

**Important:**

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.