



BANNERMANBURKE

PROPERTIES LIMITED



45a North Bridge Street, Hawick, TD9 9PX

Offers In The Region Of £170,000



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- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ MASTER BEDROOM WITH ENSUITE AND WALK IN WARDROBE/DRESSING ROOM ■ 3 FURTHER BEDROOMS ■ FAMILY BATHROOM ■ UTILITY ROOM ■ GAS CH/PARTIAL DG ■ COURTYARD WITH PRIVATE PARKING ■ EPC RATING E

We are delighted to offer for sale this imposing red sandstone four bedroom mid terraced dwelling house, in the ever popular North Bridge Street area of town, just a short walk to all local amenities. Built circa 1900 by the prolific Scottish Borders Architect J.P. Alison, this unique property is a must see. Having retained many original design features, this Dutch inspired property boasts beautiful round arch architraves and a grand timber balustraded staircase along with heraldic stained glass to the bay windows in the living room. Benefits from gas central heating, partial double glazing, front and back doors and ample off street parking to the rear for several vehicles.

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.

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

Entered from the front via an original timber door to a large entrance vestibule with mosaic flooring bearing the monogram 'JPA'. Another timber door provides access to the hallway where stairs lead up to the

accommodation of the property and down to the rear door and utility area with washing machine and tumble dryer.

The first level provides access to the dining kitchen, very spacious living room, master suite with ensuite bathroom and dressing room and fourth bedroom with the second level housing two further double bedrooms, family bathroom and stair access to the attic space.

To the front is the bright and airy living room where large leaded glass and stained glass bay windows, again another lovely design feature of JP Alison, allow in lots of natural light. Decorated in fresh neutral tones with carpet flooring, deep corning and high ceilings. The main focal point of the room is the tall timber fire surround with cast iron insert and side tiles and gas fire inset, all set upon a granite hearth. The dining kitchen is located to the rear of the property with a good range of floor and wall units and ample work surface space. Well equipped with integrated single electric oven, microwave, four burner gas hob, dishwasher, wine racks and under counter fridge. Ample space for dining table and chairs. High ceilings with corning is a pleasant feature.

On this level also and through a rear hallway with oval stair window, is the master suite with ensuite bathroom and dressing room. The large bedroom has double glazed windows, solid wood flooring and an internally wired speaker system. Beautiful original doors provide access to the large dressing room with an abundance of built in wardrobes providing hanging and shelving, and to the bathroom. The impressive bathroom comprises of a 4pc suite of wash hand basin, WC, corner shower enclosure with shower run off the boiler and Jacuzzi style bath.

Finally on this level is bedroom 4. Flexible in use and housing the gas boiler, this room could be used for a variety of purposes such as home office, playroom or study.

The upper level, accessed by a carpeted turning staircase, houses two further double bedrooms and 4pc family bathroom. This top landing is bright and spacious with large skylight and provides access to a further stairs leading to the large attic space for storage.

Room Sizes

Vestibule 1.654 x 1.302

Sitting Room, 3.813 x 6.249

Kitchen 4.045 x 2.901

Main Bedroom 3.549 x 4.347

Ensuite 4.168 x 2.171

Walking wardrobe/Dressing Room 3.523 x 1.495

Bedroom 6.233 x 3.878

Bedroom 4.102 x 2.844

Bedroom/Office 3.077 x 2.924

Bathroom 2.036 x 4.092

Utility 1.449 x 3.019

Externally

The property benefits from a rear courtyard with private off street parking for several vehicles.

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. The property is on the left hand side.

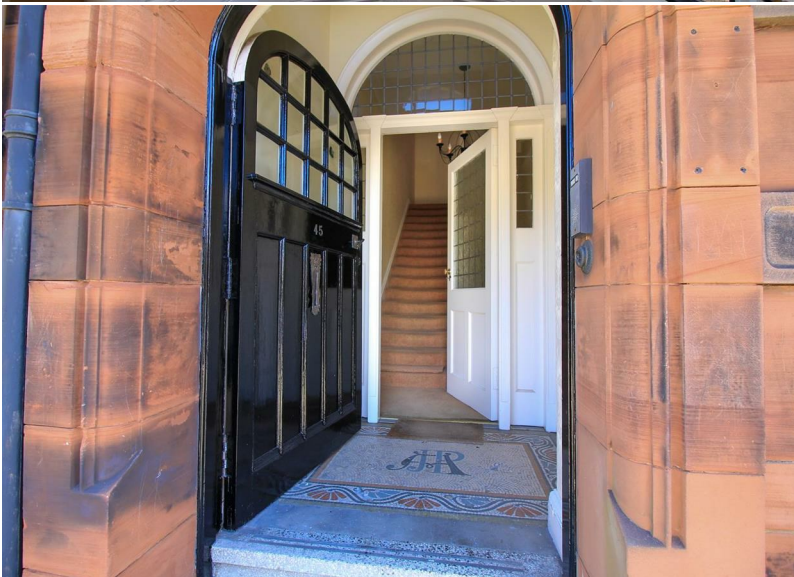
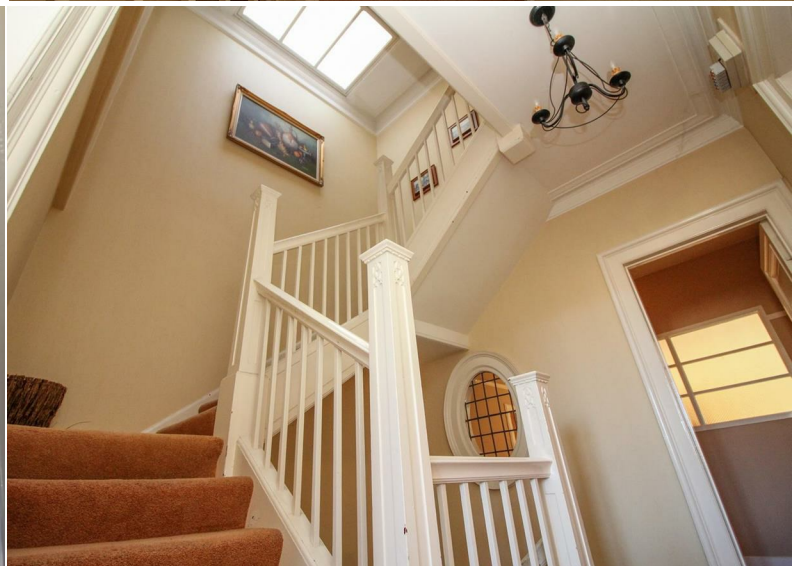
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and safe in bedroom are 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	



45 NORTH BRIDGE STREET, HAWICK

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