



# BANNERMANBURKE

PROPERTIES LIMITED



**58 Princes Street, Hawick, TD9 7EE**  
**Offers In The Region Of £80,000**



# 58 Princes Street, Hawick, TD9 7EE

## Offers In The Region Of £80,000



- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ SHOWER ROOM ■ 2 DOUBLE BEDROOMS ■ PRIVATE GARDEN ■ ELECTRIC STORAGE HEATING ■ DOUBLE GLAZING ■ EPC RATING E

Early viewing is highly recommended of this 2 bedroom mid terrace, split level property with private garden. Located just a short walk from town centre and all local amenities this property offers well appointed accommodation with great storage. 58 Princes Street would make an ideal starter family home, down size opportunity or rental investment.

### 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

The property is entered via a double glazed door into a split level hallway with carpeted stairs leading to the upper level with two double bedrooms and bathroom, and to the lower level where the kitchen and living room are located. The hallway provides excellent storage with a large cupboard at entrance level, housing the electric meter and switch gear. Further storage space and cupboard in the lower-level hallway. The kitchen is well appointed with ample floor and wall mounted units with work surfaces in cream. Single bowl sink and drainer with mixer tap sits under a large double glazed window, looking out over the front, which floods the room with light. Space and plumbing for washing machine, space for freestanding cooker and fridge freezer. The living room spans the length of the property with natural light filling the room, thanks to the double aspect windows to the front and rear. This large room offers ample space for living and dining furniture.

The upper level has additional large cupboards offering further storage, access hatch to the roof space and access to two double bedrooms and shower room. The master bedroom is located to the front with built in wardrobes and the second bedroom is to the rear. The shower room, located to the front, comprises of shower enclosure with shower boarding and electric shower inset, wash hand basin set in vanity furniture and WC. The property benefits from double glazing throughout.

## Room Sizes

Kitchen 3.00 x 2.72

Living Room 6.60 x 3.13

Shower Room 1.7 x 2.5

Double Bedroom 4.0 x 3.0

Double Bedroom 3.5 x 3.2

## Externally

The property benefits from a private area of garden ground with clothes drying facilities.

## Directions

From the High Street travelling West, continue onto the Sandbed and across the bridge. Take a left on to Albert Road and continue up the hill onto Wilton Path. The property lies on the left hand side and is entered from the rear of the building.

## Sales and Other Information

### Fixtures and Fittings

All carpets, flooring coverings and light fittings included in the sale.

### Services

Mains drainage, water 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.

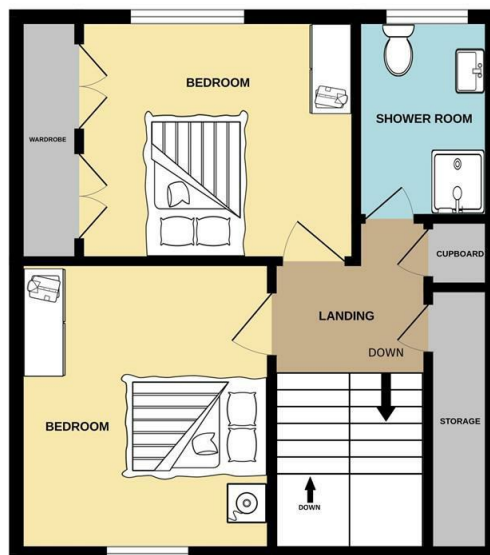
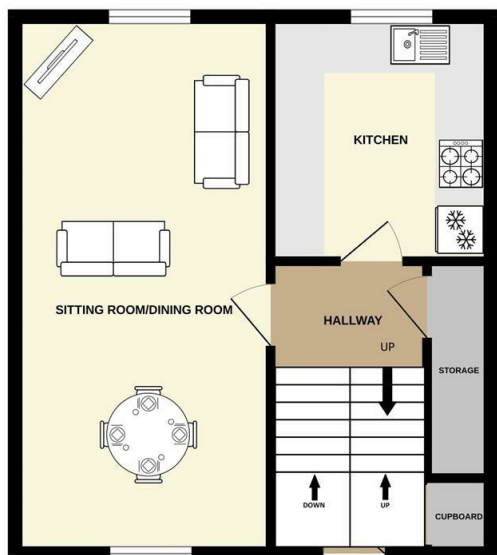


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			63
(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			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



58 PRINCES STREET, HAWICK

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