



BANNERMANBURKE

PROPERTIES LIMITED



33b Loan, Hawick, TD9 0AX
Offers In The Region Of £60,000



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- HALLWAY ▪ SITTING ROOM ▪ BREAKFASTING KITCHEN ▪ TWO DOUBLE BEDROOMS ▪ SHOWER ROOM ▪ GAS CH/DG ▪ INTEGRATED OUTHOUSE ▪ SHARED DRYING GREEN ▪ EPC RATING C

Viewing comes recommended of this spacious two bedroom ground floor flat in the popular West End area of the town, close to Drumlanrig School and a short walk to the town centre where all local amenities are available and on a good bus route. Offered for sale in good order, benefitting from gas central heating and double glazing. Shared drying green to the rear of the property is advantageous and an integrated external outhouse provides excellent storage. Ideal first time buy, buy to let investment or downsizing opportunity.

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 timber and glazed door into a nice bright hallway with double glazed window to the side. Good range of storage with three cupboards, one very large, housing the combi boiler and providing excellent additional storage. The bright living room is located to the front of the property with double aspect windows providing excellent light. The main focal point of the room is the electric fire suite which is included in the sale. The breakfasting kitchen is a good size and located to the rear of the property with ample floor and wall units and plenty work surface space. Space for gas cooker, washing machine and free standing freezer.

Both bedrooms are double in size, one with sliding mirrored doors that provide access to large built in cupboards with hanging and shelving. The shower room is bright and fresh and located to the side of the property with double glazed opaque window. Comprises of a 3pc white suite of wash hand basin, WC and adapted walk in shower enclosure with electric shower.

Located on a good bus route to the town centre.

Room Sizes

Living Room 3.78 x 5.28

Kitchen 4.20 x 2.30

Double Bedroom 3.36 x 3.38

Double Bedroom 2.67 x 3.71

Shower Room 1.65 x 2.27

Externally

There is an integrated outhouse under the property to the front and shared drying green to the rear.

Directions

From the High Street travelling West, turn onto the Howegate and continue onto Drumlanrig Square and The Loan. The property is located on the left hand side after the school.

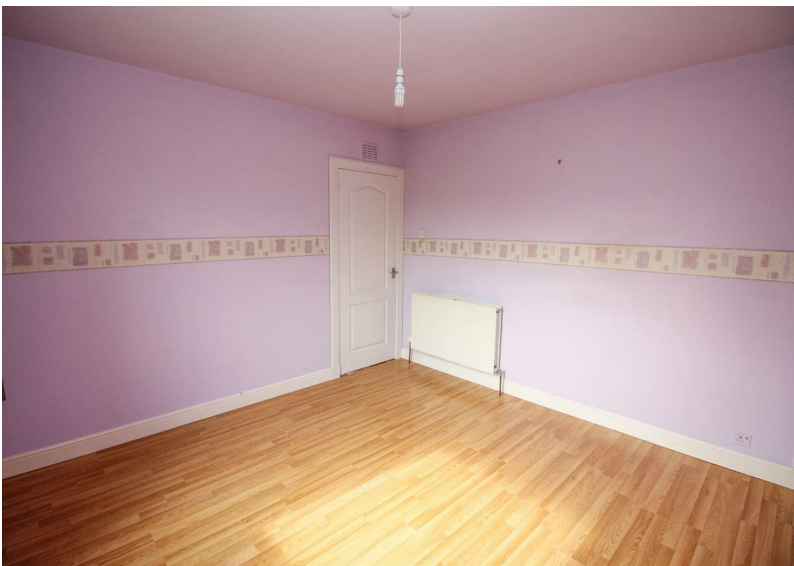
Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

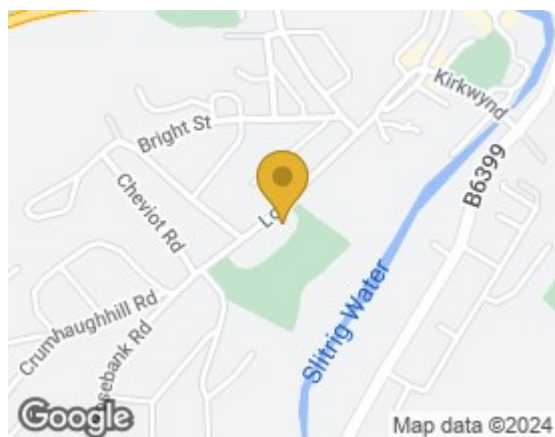
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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		70	74
(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		68	74
(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	

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



33B LOAN, HAWICK

Important:

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