



# BANNERMANBURKE

PROPERTIES LIMITED



**11 Silverbuthall Road, Hawick, TD9 7BH**

**Offers In The Region Of £125,000**



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# 11 Silverbuthall Road, Hawick, TD9 7BH

## Offers In The Region Of £125,000



■ SPLIT LEVEL ENTRANCE HALL ■ SITTING ROOM WITH PATIO DOORS ■ DINING KITCHEN ■ THREE DOUBLE BEDROOMS ■ BATHROOM ■ GAS CH/DG ■ GARDEN AND PATIO AREAS ■ GOOD STORAGE ■ EPC RATING D

Early viewing comes highly recommended of this beautiful three bedroom family home in a popular area of town, a very short walk to both Wilton and Stirches Primary School and on a good bus route to the town centre. Offered for sale in great order benefitting from gas central heating (combi boiler) and double glazing. Ideal family starter home or downsize opportunity with the advantage of two private garden areas, one enclosed patio to the rear and an area of lawn with clothes drying facilities to the front.

### 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

This lovely three bedroom family home can be accessed from Silverbuthall Road or Stirches Road. Entered in to a split level hallway which is nice and bright with double glazed window to the side and a good storage cupboard, one of many throughout the property. The lower landing provides access to the living room and dining kitchen. The living room is bright and airy, decorated in fresh neutral tones with sliding doors to an enclosed patio area. The main focal point of the room is the wall mounted gas fire. A door provides access to dining kitchen. The dining kitchen is a very good size with double aspect windows to both the front and rear of the property, allowing in lots of natural light. Good range of floor and wall units with ample work surface space. Built in electric oven and four burner ceramic hob with extractor above. Space and plumbing for a washing machine and space for fridge freezer. The dining room area has ample space for a dining table and chairs and a large cupboard houses the combination gas boiler. An old pulley clothes dryer is a lovely feature.

The upper landing is spacious with large built in cupboard and provides access to the three bedrooms and bathroom, with access to the attic space also. All three bedrooms are a good size and all have built in storage with hanging and shelving. The front bedrooms provide lovely views over the town and are all freshly decorated in neutral tones.

The family bathroom comprises of a 3pc suite of wash hand basin, WC and bath with shower mixer. Heated towel rail, double glazed opaque window and vinyl flooring.

### Room Sizes

Dining Kitchen 3.13 x 5.35  
Sitting Room 3.22 x 5.55  
Double Bedroom 3.70 x 3.14  
Double Bedroom 3.26 x 3.66  
Double Bedroom 2.08 x 4.02  
Bathroom 2.07 x 1.70



## Externally

The front is an enclosed area of lawn, bounded by timber fencing and providing clothes drying facilities. The shed on the ground at the moment will be removed and not included in the sale. There is a patio to the front also with integrated outhouse. To the rear is an enclosed area of patio accessed from either the sitting room via sliding doors or gated access from the side of the property.

## Directions

The property is best accessed from Stirches Road where a pathway leads down to number 11.

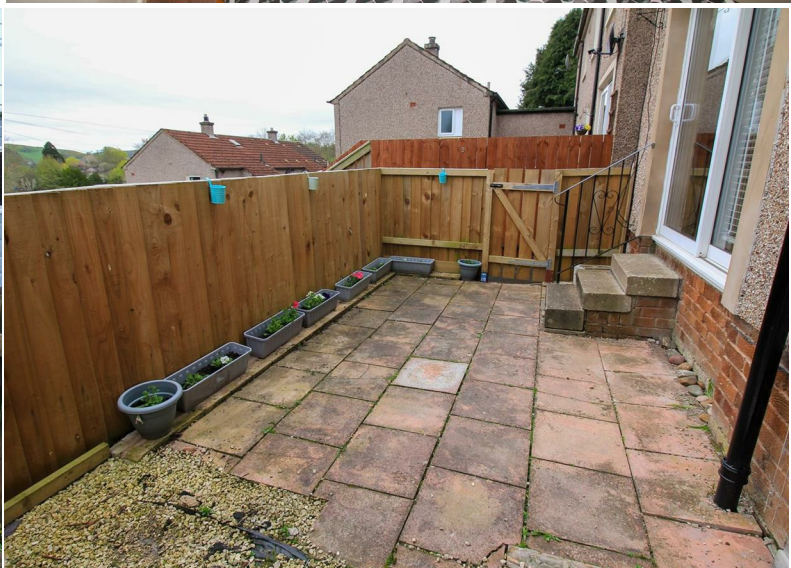
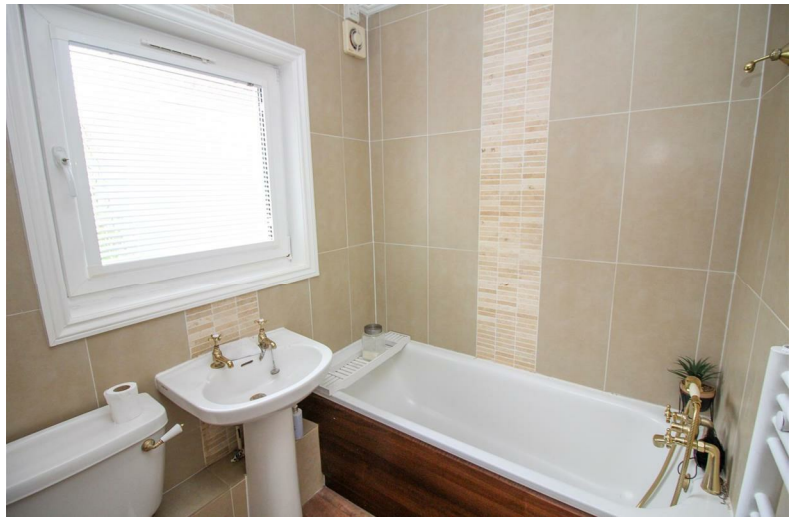
## Sales and other information

### Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale (the shed in the garden is not included)

### Services

Mains drainage, water, gas and electricity.





Offers:

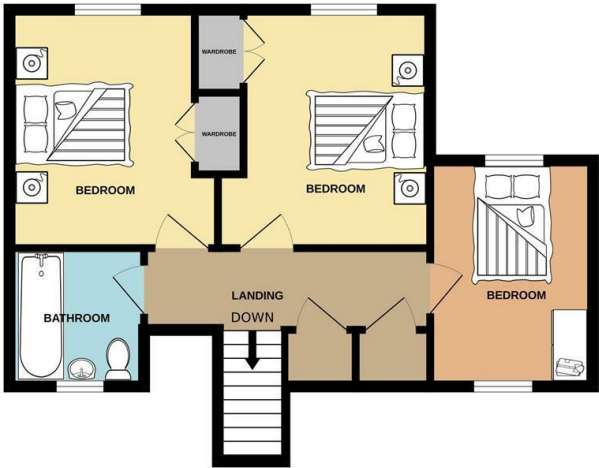
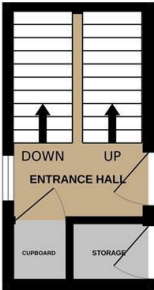
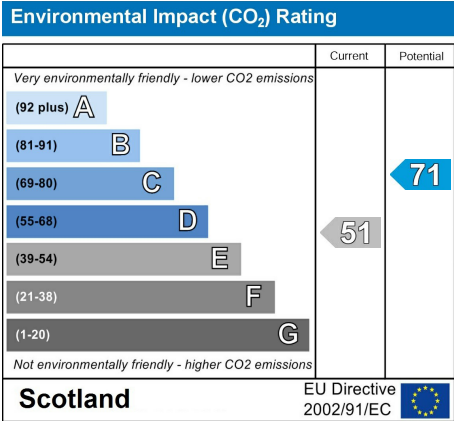
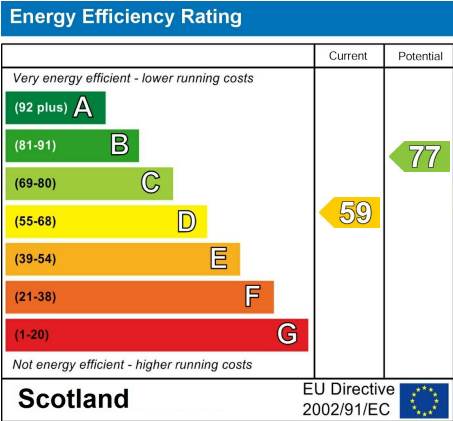
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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.



11 SILVERBUTHALL ROAD, HAWICK.

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