



BANNERMANBURKE

PROPERTIES LIMITED



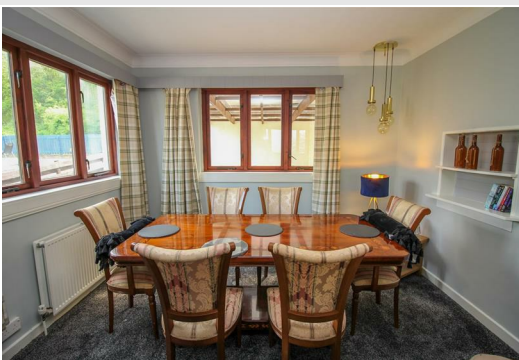
Lyndaill, 41 Liddesdale Road, Hawick, TD9 0EP

Offers Over £220,000



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- ENTRANCE HALL ■ SITTING ROOM WITH DINING AREA ■ DINING KITCHEN ■ UTILITY ROOM ■ THREE DOUBLE BEDROOMS ■ FAMILY SHOWER ROOM ■ OFFICE ROOM/LARGE STORAGE AREA ■ GAS CH/DG ■ CARPORT AND PARKING SPACE ■ FRONT GARDEN, REAR PATIO

Viewing comes highly recommended of this three bedroom detached bungalow with garden and off street parking in a lovely quiet residential area of the town, just a short flat walk to the town centre and all local amenities. Offered for sale in good order with gas central heating and double glazing, fresh neutral décor and newly laid carpet flooring. A car port provides off street parking for two vehicles and a courtyard to the rear offers a private seating area. Viewing is a must to fully appreciate.

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 rear, under the carport, into a spacious hallway with access to the living room, dining kitchen and office room. The large dining kitchen is located to the rear with double aspect windows to each side of the property allowing lots of natural light. Good range of floor and wall units with plenty of work surface space and breakfast bar. Space for electric cooker. The dining area has ample space for a dining table and chairs and has access to a large storage cupboard. The well equipped utility room is accessed from the kitchen and has space and plumbing for a washing machine, tumble dryer and provides additional work surface space. A double glazed door provides access to the rear courtyard/patio area.

From the hallway also is a very large walk in storage area with internal window and houses the gas boiler. A built in desk area makes this an ideal home office.

The beautiful living room has triple aspect windows to the front, side and rear of the property. Freshly decorated in neutral tones with newly laid carpet flooring and attractive light fittings. Generous in size with ample space for both living room and dining room furniture.

A hallway from the living room provides access to three double bedrooms which have all had newly laid carpet flooring and decorated in fresh neutral tones. All are a generous size with ample space for additional bedroom furniture if so desired.

The shower room comprises of a 3pc suite of wash hand basin, WC and shower enclosure with shower run off the boiler, shelving and good storage. There is an access hatch to the roof space in the hallway which provides great additional storage also.

Ideal downsize opportunity or family starter home.

ROOM SIZES

Living Room with Dining Area: 7.13 x 5.00

Dining Kitchen: 5.45 x 3.25

Double Bedroom: 4.12 x 3.44

Double Bedroom: 3.50 x 3.90

Double Bedroom: 3.62 x 2.90

Shower Room: 1.63 x 2.44

EXTERNALLY

There is a large carport to the rear providing ample parking for two vehicles along with access to the integrated outhouse. A private area of patio is located to the rear also providing a secluded outdoor seating/dining area. To the front the garden is laid to lawn with mature hedges and fencing and provide parking for another vehicle.

DIRECTIONS

From the High Street travelling West, take a left on to Slitrig Crescent and follow the road on to Liddesdale Road. The property is set back slightly off the road on the left hand side, before Liddesdale Crescent.

SALES AND OTHER INFORMATION

FIXTURES AND FITTINGS

All carpets, floor covering 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	74
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		
	43	67
Scotland EU Directive 2002/91/EC		



LYNDAILL, HAWICK

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