



BANNERMANBURKE

PROPERTIES LIMITED



16 Twirlees Terrace, Hawick, TD9 9LP

Offers In The Region Of £95,000



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- VESTIBULE AND HALLWAY ■ SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ BATHROOM ■ GAS CH/DG ■ PRIVATE REAR GARDEN ■ OFF STREET PARKING ■ STUNNING VIEWS ■ EPC RATING C

We are delighted to offer for sale this two bedroom upper quarter house in the popular 'Terraces' area of town, with stunning views over the surrounding Borders countryside. Offered for sale in good order with gas central heating and double glazing. Off street parking to the front is a great advantage and a private garden to the rear, accessed from the kitchen is ideal for easy access. Fantastic first time buy, buy to let or downsizing opportunity. 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

The property is accessed from the side via UPVC door into an entrance vestibule where carpeted stairs provide access to the upper landing and all accommodation. The landing has a large walk in storage cupboard and an access hatch to the roof space.

The living room is located to the front of the property with double glazed windows providing beautiful views over the town and surrounding areas. The main focal point of this room is the timber fire surround with tiled insert and wood burning effect gas stove set upon a tiled hearth. Ceiling and wall lighting, central heating radiator and laminate flooring. Access from here to the bright kitchen which is located to the rear of the property with double glazed window overlooking the rear garden and door providing access to the garden. Good range of floor and wall units with ample work surface space in black. Integrated double electric oven and four burner gas hob with stainless steel chimney style cooker hood above. Integrated dishwasher and fridge freezer. Space and plumbing for a washing machine. Space for small table and chairs.

The two double bedrooms are a good size with the master located to the front, where a large bay window offers beautiful views. The double to the rear overlooks the garden and both rooms have a built in cupboard. The family bathroom comprises of a 3pc suite of wash hand basin, WC and bath with shower above.

Early viewing is recommended.

Room Sizes

Sitting Room 4.08 x 4.25

Kitchen 2.35 x 4.25

Double Bedroom 4.27 x 3.70

Double Bedroom 3.18 x 3.75

Bathroom 2.28 x 1.80

Externally

To the front there is off street parking for one vehicle which is a great advantage. The rear garden is private and laid mainly to lawn with shed and access to the Millers via a timber gate.

Directions

From the roundabout at Morrisons, turn up onto Linden Crescent and follow the road on to St Ninians Road. Take a left on to Twirlees Terrace and the property sits on the left hand side.

Sales and other information

Council Tax Band - B

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances 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		
	72	73
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		
	71	72
Scotland	EU Directive 2002/91/EC	



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