



BANNERMANBURKE

PROPERTIES LIMITED



35 Paterson Gardens, Hawick, TD9 0DT

Offers In The Region Of £310,000



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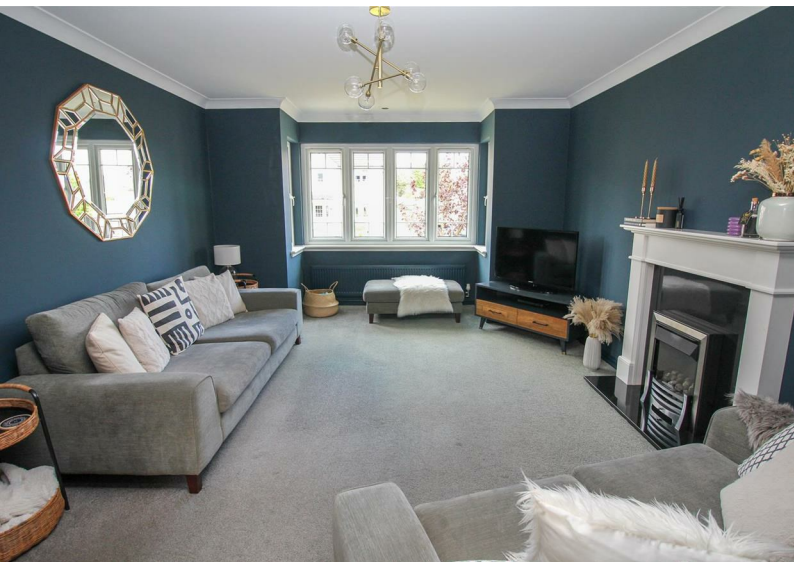
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35 Paterson Gardens, Hawick, TD9 0DT

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- HALLWAY ■ SITTING ROOM ■ DINING ROOM ■ DINING KITCHEN ■ FOUR DOUBLE BEDROOMS (MASTER ENSUITE) ■ FAMILY BATHROOM AND SEPARATE SHOWER ROOM ■ SINGLE CAR GARAGE ■ FRONT AND REAR GARDENS WITH DECKING, PATIOS AND LAWN ■ DRIVEWAY WITH OFF STREET PARKING ■ GAS CENTRAL HEATING AND DOUBLE GLAZING

We are delighted to bring to the market this simply stunning four bedroom detached family home, located in the sought after development of Paterson Gardens, in the West End of town. Presented for sale in pristine order, with immaculate décor and an exceptional newly installed fitted kitchen in charcoal grey. The exquisite décor is continued throughout the property with many attractive features such as timber panelling, banquette seating area and contemporary light fittings to name but a few. Doors from the dining kitchen open out to the very private and manicured garden with lawn, two patio areas, elevated decking and very pleasing water feature, all bounded by timber fencing. The single car garage offers great additional storage and the driveway provides off street parking for several vehicles. Just a very short walk to the 'Vertish' golf club and to beautiful Borders countryside. Early viewing is highly recommended to avoid disappointment.

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 its 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 into a bright welcoming hallway with two cupboards providing good storage. The ground floor houses the sitting room, dining room, large dining kitchen, bedroom 4 and shower room with three further double bedrooms (master ensuite) and family bathroom on the upper level. The large sitting room is both stylish and contemporary and located to the front with large bay windows overlooking the garden. Tastefully decorated in deep blue with carpet flooring. The main focal point of the room is the tall white timber fire surround with marble back and hearth and coal effect

living flame gas fire inset. Double timber and glazed doors open into the dining room which is located to the rear of the property with double glazed windows overlooking the rear garden, making both these rooms ideal for family living and entertaining. Again this room is beautifully decorated and could be used for a variety of purposes. There is access from here to the dining kitchen which is extremely bright and airy with an abundance of double glazed windows and double glazed door flooding the room with light. The banquette seating area is a lovely feature and the newly installed kitchen has been fitted to an exacting standard and comes well equipped with integrated dishwasher, bin storage and washing machine. The large range cooker and fridge freezer will be included in the sale. White marble effect worktops provide ample work surface space and recessed ceiling spotlight fittings, under counter lighting and plinth lighting adds a lovely finishing touch.

The ground floor also houses the fourth double bedroom (currently used as a playroom) and is generous in size with adjoining shower room, making this an ideal option for all ground floor living if needed.

Turning carpeted stairs lead up to the upper level where three further double bedrooms and family bathroom are located. The landing provides access to the attic space via pull down Ramsay ladder, and provides great storage along with a large storage cupboard housing the hot water storage tank.

The master bedroom is extremely spacious with a good range of built in wardrobes providing hanging and shelving and access to an ensuite shower room. Decorated in fresh white tones with carpet flooring and large double glazed windows to the front. The ensuite shower room comprises of wash hand basin set in vanity furniture, shower enclosure with shower run off the boiler and WC. At the opposite end of the landing there is another delightful double bedroom with double aspect windows to the front and side, high quality timber panelling and fitted wardrobes. The remaining double room is located to the front with ample space for bedroom furniture, carpet flooring and decorated in neutral tones. The family bathroom comprises of a 4pc suite of wash hand basin with storage, WC, bath and shower enclosure with shower run off the boiler. Freshly decorated in neutral tones with recessed ceiling spotlight fitting, Velux window and vinyl flooring.

Properties in this development do not come up for sale often, so early view is essential.

Room Sizes

HALLWAY - 3.23 x 3.52
SITTING ROOM - 5.17 x 3.81
DINING ROOM - 3.00 x 3.80
DINING AREA - 3.06 x 3.09
KITCHEN - 6.35 x 2.89
SHOWER ROOM - 2.30 x 1.86

PLAYROOM/BEDROOM 4 - 3.38 x 3.37
MASTER BEDROOM - 5.54 x 3.76
ENSUITE SHOWER ROOM - 2.00 x 1.57
DOUBLE BEDROOM - 3.00 x 5.40
DOUBLE BEDROOM - 3.55 x 3.39
FAMILY BATHROOM - 1.69 x 2.50

Externally

Beautiful manicured gardens surround this property with large driveway to the front providing off street parking. The enclosed rear garden can be accessed from a gate at the side or from the dining kitchen. This beautiful space has recently been enhanced with porcelain paving slabs, forming two lovely seating areas overlooking the lawn, decking, and rockery with water feature. The garden has established trees and shrubs and is bounded by timber fencing, offering a great deal of privacy. The Pergola is a recent addition and may be available by separate negotiation. The single car garage has some built in units for storage and a useful sink with work surface space. The condensing boiler is located in here also and it has the benefit of power and light.

Directions

From the High Street travelling West, turn onto the Howegate and continue forward onto Drumlanrig Square, the Loan and Rosebank Road, heading towards the Hawick Golf Club. At the roundabout before the golf club, take a left into Paterson Gardens and follow the lower road around to No.35, which is located on the left hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings (excluding the sitting room and dining room fittings), integrated appliances, range cooker and fridge freezer. The Pergola may be available by separate negotiation,

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.

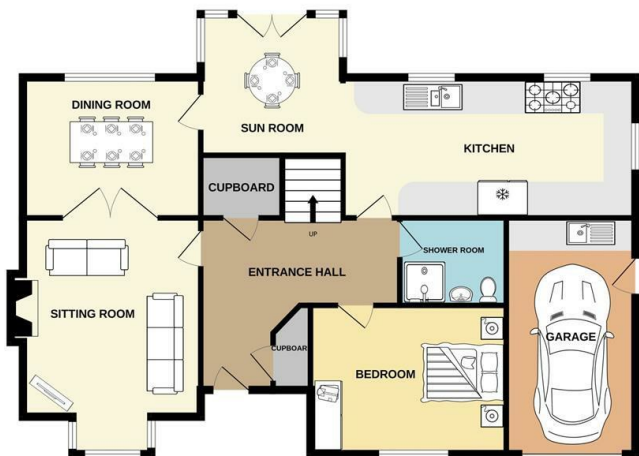


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



35 PATERSON GARDENS, HAWICK

Important:

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