



BANNERMANBURKE

PROPERTIES LIMITED

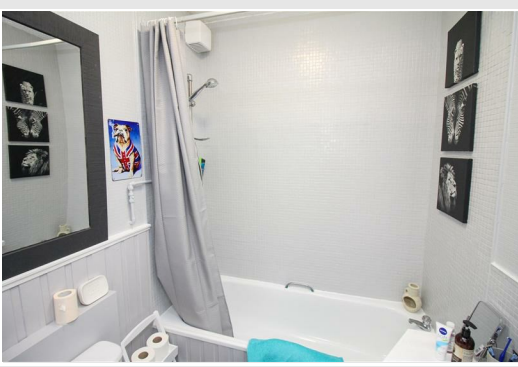


14/2 Loan, Hawick, TD9 0HT
Offers In The Region Of £50,000



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■ GROUND FLOOR FLAT ■ HALLWAY ■ LIVING ROOM ■ KITCHEN ■ DOUBLE BEDROOM ■ BATHROOM ■ GAS CH AND DG ■ SHARED COURTYARD ■ TWO PRIVATE OUTHOUSES ■ EPC RATING C

Located in the popular West End area of town, this ground floor one bedroom flat is offered for sale in immaculate order. Just a short walk to the town centre and all local amenities. Benefits from gas central heating and double glazing. Shared courtyard with clothes drying facilities to the rear. Ideal first time buy, down size or buy to let investment. This property is move in ready and should be viewed to 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 spacious hallway gives access to all accommodation and has a large storage cupboard with space and plumbing for washing machine. The living room is located to the front and is tastefully decorated with carpet flooring, an attractive light fitting and electric fire suite. A large cupboard provides good storage. Modern galley style kitchen, overlooks the rear courtyard. Good range of base and wall mounted units in blue with laminate worktop, stainless steel sink, freestanding cooker with gas hob and freestanding fridge freezer.

The bedroom is located to the rear of the property and is nicely decorated in neutral tones with carpet flooring. The built in wardrobe houses the combination gas boiler. The bathroom is freshly decorated in white and comprises of wash hand basin set in vanity furniture, WC and bath with electric shower above.

ROOM SIZES

Living room 4.12 x 3.57

Kitchen 3.31 x 1.42

Bedroom 3.14 x 2.72

Bathroom 1.80 x 1.64

EXTERNALLY

Shared patio area to rear with clothes drying facilities. Two outhouses included with the sale of the property.

DIRECTIONS

From the High Street travelling West, turn onto the Howegate and continue onto Drumlanrig Square and the Loan. The property lies on the right hand side.

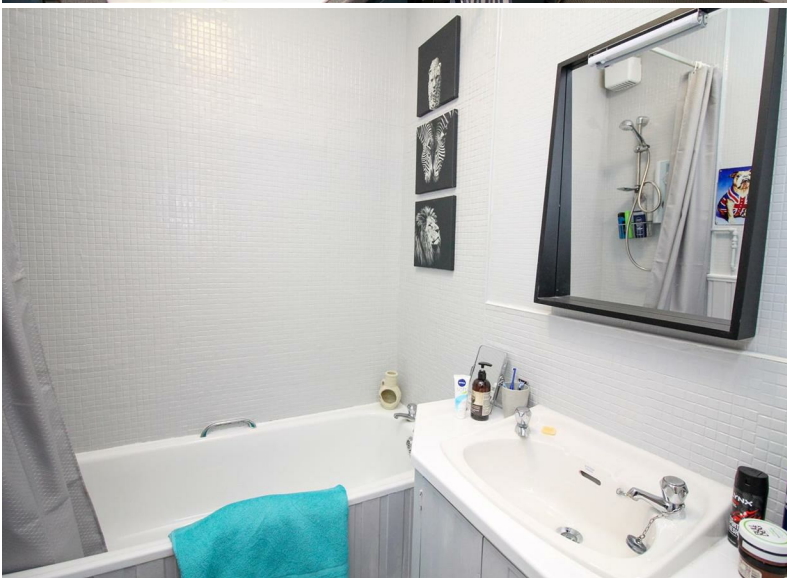
SALES AND OTHER INFORMATION

FIXTURES AND FITTINGS

All carpets, floor coverings, light fitting 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		73	80
(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		75	84
(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	



14/2 LOAN, HAWICK

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