



BANNERMANBURKE

PROPERTIES LIMITED



32 Burnfoot Road, Hawick, TD9 8EL

Offers In The Region Of £115,000



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- VESTIBULE ■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ THREE DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ FRONT AND REAR GARDEN ■ OFF STREET PARKING ■ GAS CH & DG ■ EPC D

We are delighted to bring to market, this very spacious 3 bedroom terraced property in the popular Burnfoot area of town. Conveniently located across from local shops, and bus stop and just a short walk to Burnfoot primary school, this property would make an ideal family home or rental investment. Presented for sale in good decorative order the property benefits from gas central heating, double glazing throughout, front garden and large garden to the rear with off street parking.

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

Entering the property from the front, the hallway gives access to the sitting

room, kitchen and stairway to the upper level. The spacious sitting room is located to the front of the property and a lovely bright room decorated in neutral tones with carpet flooring. The marble fireplace with gas fire inset is enhanced by a feature wall which is a lovely focal point. A large window looks out to the front garden. The kitchen is to the rear and is large room, filled with light thanks to the two double glazed windows looking out over the rear garden. This room offers an abundance of timber style floor and wall units with grey marble effect worksurfaces and tiling to splashback areas, built in gas hob with extractor fan over and electric oven, and stainless steel sink and drainer with mixer tap. The American style fridge freezer, dishwasher and washing machine are also included in the sale. Ample space for dining furniture. A door from the kitchen leads out to a rear vestibule with power and light which is a great advantage and gives access to the rear garden.

The upper landing provides access to the family bathroom and three bedrooms. All offering superb views the bedrooms are tastefully decorated, sizable and benefit from built in wardrobes. The family bathroom comprises of bath with electric Mira shower over, wash hand basin and WC.

This property provides spacious family accommodation and must be seen to fully appreciate.

Room Sizes

Entrance Hallway 2.19 x 3.44

Sitting room 4.94 x 3.45

Kitchen 6.16 x 3.05

Rear Vestibule 0.97x 2.64

Bathroom 1.64 x 1.82

Bedroom 3.75 x 3.67

Bedroom 3.75 x 2.94

Bedroom 3.2 x 3.5

Externally

The property benefits from a low maintenance front garden with artificial

grass, shrubs and is bounded by hedging and fencing with gated access. To the rear is a large garden with decking area, ideal for al fresco dining, an area laid to lawn with clothes drying facilities and two garden sheds, bounded by fencing, a gate allows access for off street parking.

Directions

Traveling from the north on the A7 into Hawick, take the first slip road on the left onto Burnfoot Road and follow the road round for around 1/2 a mile, the property is located on the right just before the turn off to Fairhurst Drive.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, American style fridge freezer, washing machine and dishwasher 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.

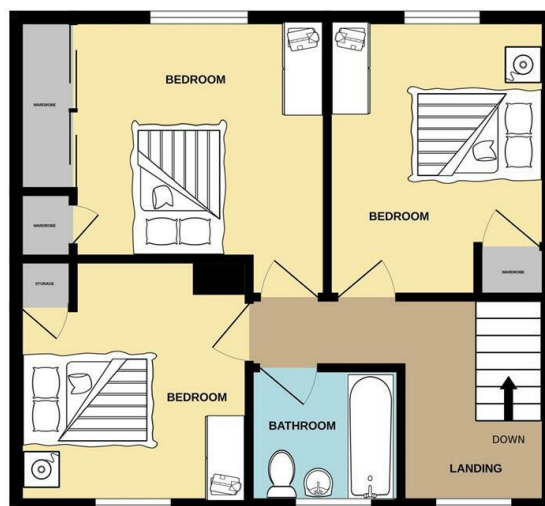
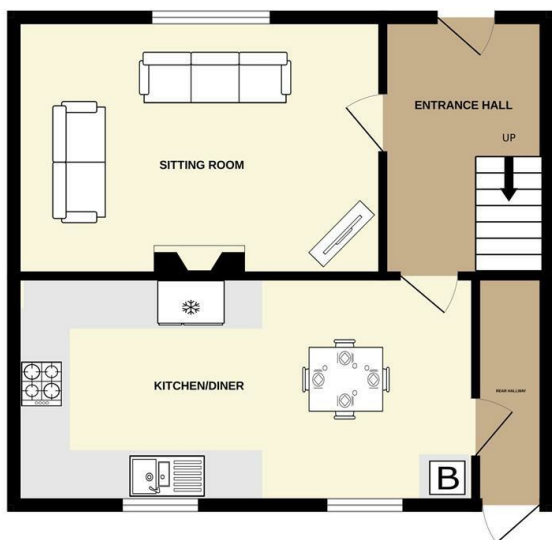


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		54	
(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



32 BURNFOOT ROAD, HAWICK

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