



BANNERMANBURKE

PROPERTIES LIMITED



13 Crailing Court, Hawick, TD9 7QD

Offers In The Region Of £135,000



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- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ 3 DOUBLE BEDROOMS ■ SHOWER ROOM AND WC ■ GOOD STORAGE ■ PRIVATE GARDEN WITH SHED AND SUMMER HOUSE ■ OFF STREET PARKING ■ GAS CH & DG ■ EPC RATING D

Early viewing is recommended of this lovely 3 bedroom split level family home in the popular Stirches area of town. Ideally located for Stirches Primary School and on a good bus route to the town centre and all local amenities. Offered for sale in very good order, benefitting from gas central heating and double glazing and offers an abundance of storage. Ideal family starter home or downsize opportunity, with the advantage of private garden with off street parking, shed and summer house.

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

The property is entered from the front via a UPVC door with glazed panelling to the split level entrance hall with stairs to both the lower and upper levels. On the split level landing is a

very large storage cupboard housing the British Gas boiler, electric meter and switch gear and offers a range of coat hooks. Also on the landing is a good sized WC with toilet and wash hand basin. The lower level gives access to the spacious living room, kitchen and third bedroom and also has 3 large storage cupboards. The bright and welcoming living room spans the length of the property with a window to the front and double glazed French doors, opening out to the rear garden. Ample space for both living and dining furniture. Decorated in neutral tones with carpet flooring. The main focal point of the room is the cream fire suite with electric fire inset. The kitchen, located to the rear, has ample floor and wall mounted units in red with black marble effect work surfaces and tiling to splashback areas and built in double gas oven and 5 burner gas hob with extractor fan over. The one and half bowl porcelain sink and drainer with mixer tap sits under the window, looking out to the garden. Space and plumbing for washing machine and dishwasher, space for fridge freezer. A UPVC door provides access to the garden.

The upper landing has a further three large storage cupboards which are all very deep and provide good storage. Access hatch to the roof space where further storage is available. The shower room is located to the rear and is tiled to full height with 3pc suite of shower enclosure with electric MIRA shower, WC and wash hand basin. Both bedrooms are good sized double rooms with the master having a full range of built in wardrobes offering great storage. The third bedroom, located on the lower level, has a full range of fitted wardrobes with shelving.

ROOM SIZES (Metres)

LIVING ROOM 6.15 x 3.5
KITCHEN 3.1 x 3.57
BEDROOM 4.7 X 3.0
BEDROOM 4.7 x 2.9
BEDROOM 3.3 x 2.65
SHOWER ROOM 2.6 x 1.7
WC 1.5 x 1.56

EXTERNALLY

Large garden with paving and chipping is located to the rear of the property with shed and summer house. Bounded by fencing, a gate provides access for off street parking.

DIRECTIONS

Entering Hawick on the A7 from the North, take a right on to Guthrie Drive and follow the road around. Take the second left on to Roxburghe Drive and first right into Crailing Court and turn right again. The property is located on second row on the right hand side.

SALES AND OTHER INFORMATION

FIXTURES AND FITTINGS

All carpets, floor coverings, light fittings and integrated appliances included in the sale. The oven within the property is not working at present and no guarantees will be given with regards. The shed and summer house are also 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.

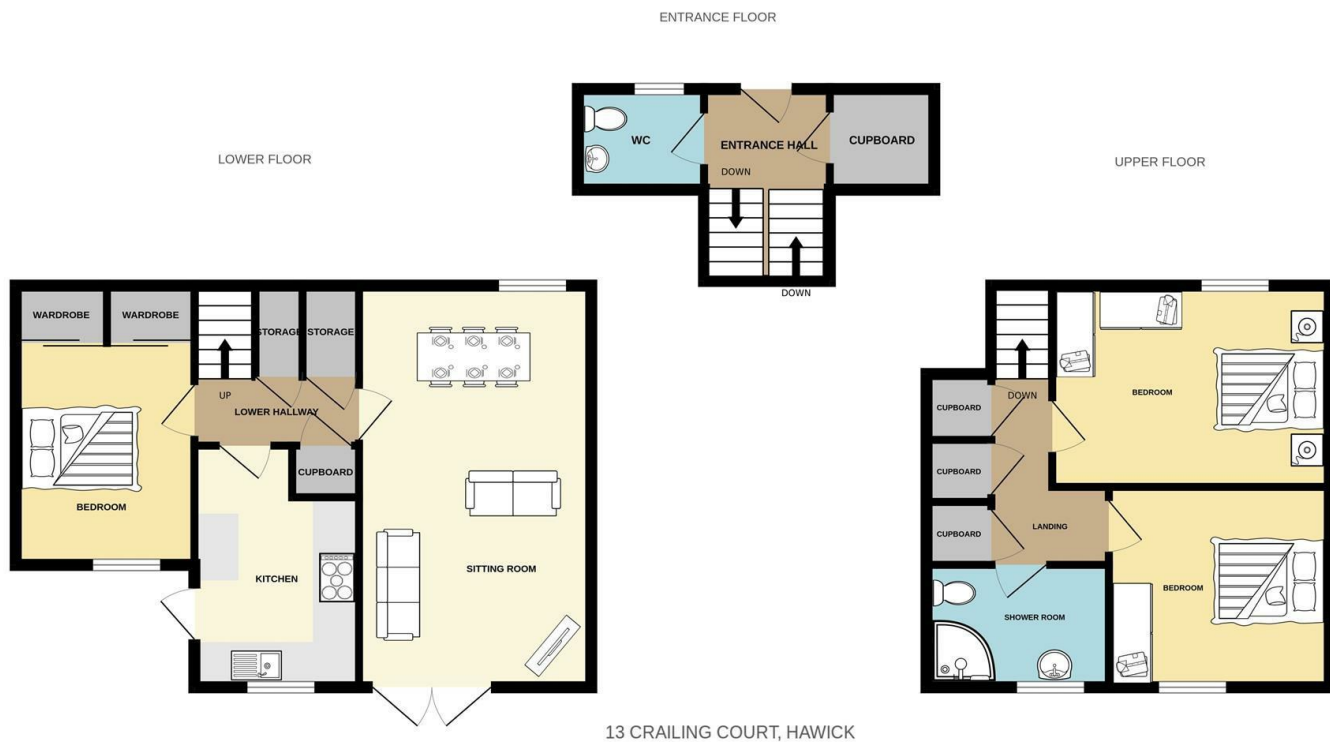
Notice:

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		64	
(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			79
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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