



BANNERMANBURKE

PROPERTIES LIMITED



9a Wilton Hill Terrace, Hawick, TD9 8BE

Offers In The Region Of £150,000



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- LARGE PORCH ■ HALLWAY ■ DINING KITCHEN ■ LIVINGROOM WITH SUNROOM ■ 2 DOUBLE BEDROOMS ■ BATHROOM AND WC ■ GARAGE WITH INTERNAL ACCESS FROM HOUSE ■ PRIVATE DRIVEWAY ■ GAS CH/PARTIAL DG ■ EPC RATING F

We are delighted to bring to market, this lovely two bedroom family home, in the popular Wilton Hill Terrace area of town. Presented for sale in very good order but would benefit internally from some cosmetic upgrading to bring out the full potential of the property. Ideal starter family home or downsizing opportunity located just a short walk to all local amenities. The very well maintained rear garden enjoys a south facing position and is a mix of patio and tiered shrubbed beds and offers beautiful views over the Millers Hills and surrounding countryside. Off street parking to the front in the form of a parking space and garage, is a great advantage.

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 entered into a covered porch which gives

access to the the rear garden and also into the hallway. The hallway provides access to the dining kitchen and living room and has a large cupboard for storage. The dining kitchen is a good size with ample space for table and chairs and has a good range of floor and wall mounted units in white with grey marble effect work surfaces. Double built in electric oven and 4 burner ceramic hob, single bowl stainless steel sink with drainer and mixer tap. The Ideal Mexico floor standing gas boiler is located within the kitchen and a large storage cupboard houses the water cylinder with shelving above. A door from the kitchen leads to a rear hallway, which offers additional storage and and a useful ground floor WC comprising of WC and wash hand basin. The rear hallway also gives internal access to the garage, which has power and has space and plumbing for a washing machine and space for a tumble dryer.

The living room is located to the rear and is a bright, welcoming room with the lovely addition of a sunroom overlooking the back with doors out to the garden. The main focal point of the living room is the brick fireplace with gas fire set upon a tiled hearth. Cornicing to ceiling and a recessed display unit are nice features also. From the living room a door leads to a stairwell with under stairs storage cupboard. A carpeted turning staircase, with window to the rear leads to the upper landing. A storage cupboard houses the water tank and there is access to the 2 bedrooms and family bathroom. Both bedrooms are a good size, offer lovely views over the town and countryside and have built-in wardrobes. The bathroom is located to the side with Velux window and is well equipped with double walk-in shower enclosure with electric shower and aqua panelling, WC and wash hand basin set in vanity furniture.

This attractive property must be seen to fully appreciate.

ROOM SIZES

Porch 3.5 x 1.04

Hallway 1.5 x 3.25

Dining Kitchen 4.0 x 3.5

Living room and Sunroom area to rear 4.72 x 6.71

WC 1.0 x 1.25

Bedroom 4.25 x 2.65

Bedroom 3.2 x 2.65

Bathroom 3.16 x 1.50

EXTERNALLY

Beautifully maintained garden to the rear which is tiered with patio area, clothes drying facilities, flower beds and shrubbed borders, all bounded by hedging and a boundary wall. The garden can be accessed from the sunroom or from the covered porch. The property also benefits from gated access and off street parking for one vehicle to the front.

DIRECTIONS

Heading into Hawick from the north on the A7, take the first left after the Police Station, the property is at the top of the hill on the right.

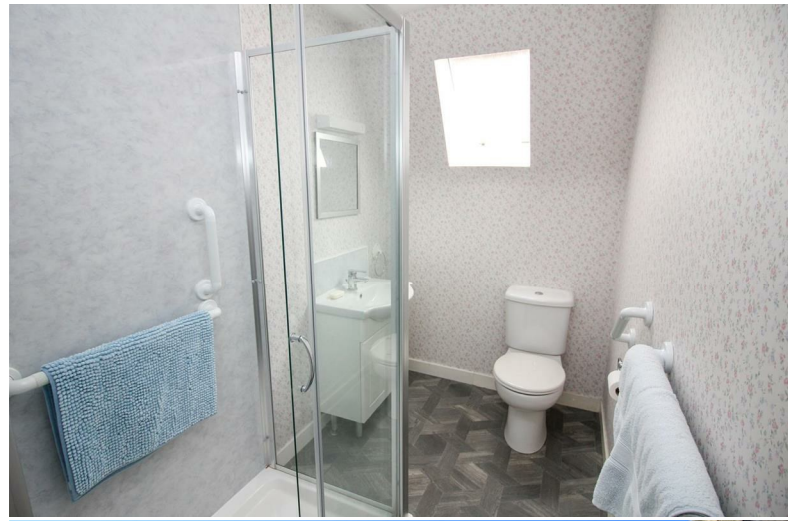
SALES AND OTHER INFORMATION

FIXTURES AND FITTINGS

All carpets, floor coverings and light fittings are 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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(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			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



9A WILTON HILL TERRACE, HAWICK

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