



# BANNERMANBURKE

PROPERTIES LIMITED



**4a/1 Oliver Crescent, Hawick, TD9 9BQ**

**Offers In The Region Of £65,000**



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## Offers In The Region Of £65,000



■ PRIVATE STAIRWELL ■ ENTRANCE HALL ■ SITTING ROOM ■ DINING KITCHEN ■ TWO DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ GOOD STORAGE ■ EPC RATING D

We are pleased to bring to market this two bedroom double upper flat in the heart of the town, close to all local amenities. Offered for sale in very good order, benefitting from gas central heating and recently installed double glazing. Entered from a private stairwell on the ground floor for added security. Ideal first time buy or buy to let investment.

### 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

Entered from the ground floor to a private stairwell that leads up to the main front door. An integrated store houses the combination gas boiler. The property is entered into an entrance hall providing access to the dining kitchen, living room, large under stairs cupboard and stairs to the upper level. The living room is bright and spacious and located to the front of the property with a large double glazed window allowing in lots of natural light. The main focal point of the room is the white timber fire surround with tiled back and hearth and living flame coal effect gas fire inset. Decorated in neutral tones with carpet flooring. From the hallway also is access to the large dining kitchen which is located to rear of the property. Good range of floor and wall units with ample work surface space and space and plumbing for a washing machine (included in the sale). Single built in electric oven and four burner gas hob, single bowl stainless steel sink and drainer and ample space for dining table and chairs. A large double glazed window overlooks the rear providing nice views.

The upper landing provides access to two large double bedrooms and family bathroom and has an access hatch to the roof space. Both bedrooms are generous in size with built in wardrobes providing good storage. The family bathroom comprises of a 3pc white suite of wash hand basin, WC and bath with electric shower above.



Viewing is essential to fully appreciate how spacious this property is.

### Room Sizes

Dining Kitchen 4.72 x 2.58

Living Room 4.85 x 3.34

Double Bedroom 4.25 x 3.27

Double Bedroom 3.51 x 3.53

Bathroom 2.62 x 1.70

### Directions

Oliver Crescent is located just off Hawick High Street close to the 'Horse' monument.

### Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings and light fittings 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](mailto: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:

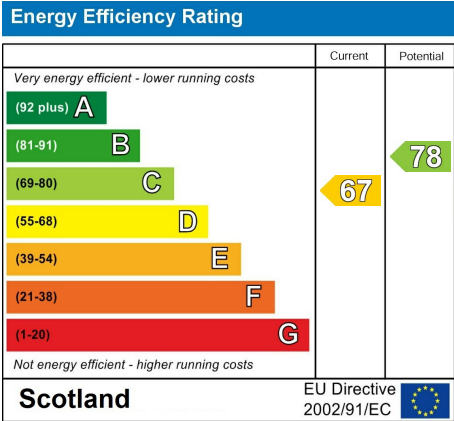
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

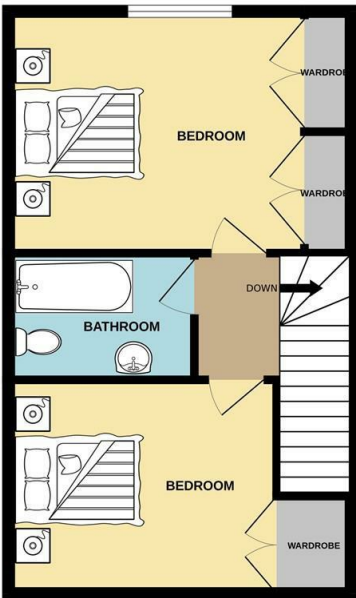
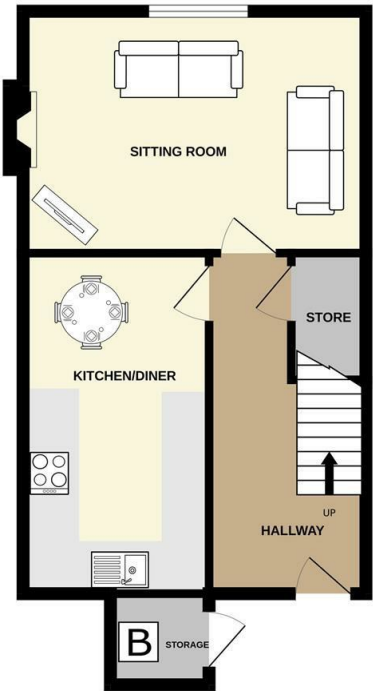
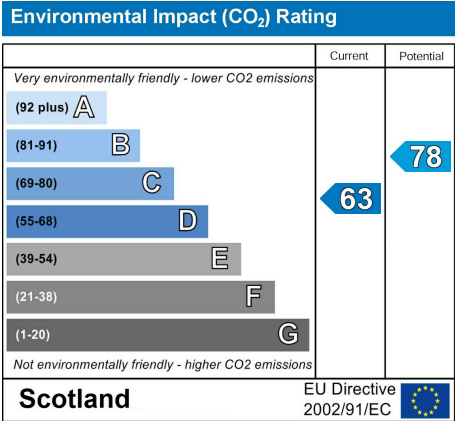
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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.



GROUND FLOOR



1ST FLOOR



4A/1 OLIVER CRESCENT, HAWICK

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