



# BANNERMANBURKE

PROPERTIES LIMITED



**5 Fairhurst Drive, Hawick, TD9 8HT**  
**Offers In The Region Of £110,000**



# 5 Fairhurst Drive, Hawick, TD9 8HT

## Offers In The Region Of £110,000



- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ BATHROOM ■ 3 DOUBLE BEDROOMS ■ LOVELY VIEWS ■ FRONT, SIDE AND REAR GARDENS ■ SHED AND GREENHOUSE ■ GAS CH/DG ■ EPC RATING E

We are delighted to bring to market, this 3 bedroom semi-detached family home in the popular Burnfoot area of town. Conveniently located for the local shops, on a good bus route and just a short walk to Burnfoot primary school, this property would make an ideal family home or rental investment. Offering superb views and presented in good order with a need for some internal upgrading, the property boasts beautiful front, side and rear gardens which have been lovingly maintained and offer an impressive array of fragrant flowers, mature shrubs and fruit bushes as well as areas laid to lawn and patio area with greenhouse and shed. Gas central heating and double glazing throughout.

### 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

Entered from the front into a hallway with turning staircase leading to the upper level and large under stairs cupboard. There is access from here to the living room, kitchen and bathroom. The living room is located to the front of the property and is a spacious, light room with large double glazed window looking out over the front garden as well as lovely views to the hills beyond. Decorated in neutral tones with carpet flooring, the main focal point of the room is the wall mounted gas fire with back boiler. Ample room for living room furniture and a built in cupboard provides storage. The kitchen is to the rear of the property with large window overlooking the rear garden. Good range of floor units with marble effect work surfaces, space for electric cooker and freestanding fridge freezer, space and plumbing for washing machine and single bowl stainless steel sink with drainer. Ample room for dining furniture with a bank of wall units above. A door from the kitchen leads out to the rear vestibule with a large cupboard providing additional storage and a range of coat hooks. Access from here to the rear garden. The bathroom is also located on the ground floor to the rear of the property and comprises of bath with Mira electric shower over, WC and wash hand basin and tiling to the bathing area.

A carpeted turning staircase leads to the upper level where all three bedrooms are located and a window at the turn of the stair provides good natural light and lovely views out over the hills. Two bedrooms are to the rear with the master bedroom located to the front of the property. All bedrooms are decorated in neutral tones, have built in wardrobes and benefit from lovely views. A hatch on the landing provides access to the roof space. The property benefits from double glazing throughout and gas central heating. Although in need of updating this property is a lovely spacious home with beautiful gardens and viewing is recommended to fully appreciate.

### Room Sizes

Hallway 5.0 x 1.75  
Living Room 4.76 x 3.83  
Kitchen, 3.53 x 2.8  
Rear Vestibule 1.0 x 1.7

Bathroom 1.84 x 2.07  
Bedroom 3.45 x 4.0  
Bedroom 3.33 x 3.34  
Bedroom 3.22 x 3.32

### Externally

The property benefits from a beautiful, well maintained front, side and rear gardens with an abundance of fragrant flowers, mature shrubs and fruit bushes with ample pickings. Also to the rear is a patio area, shed and green house (included in the sale).

### 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, opposite the turn off for the local shops, turn right onto Fairhurst Drive the property is the third on the left.

### 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:**

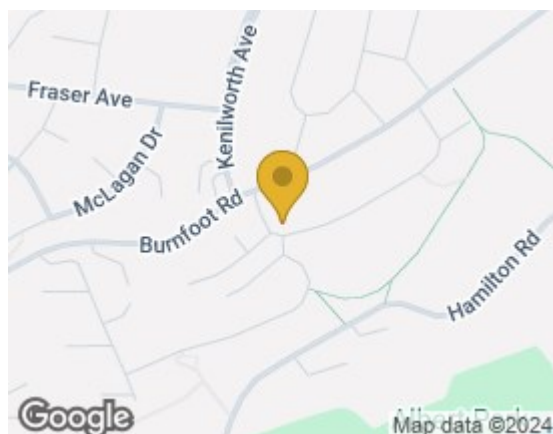
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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:**

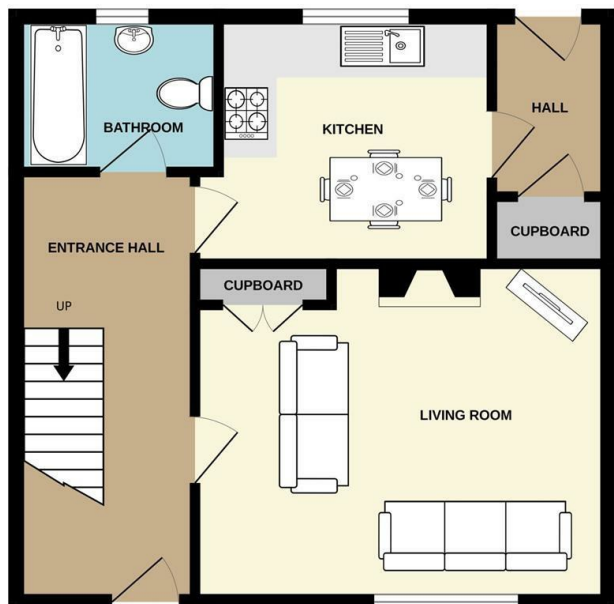
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



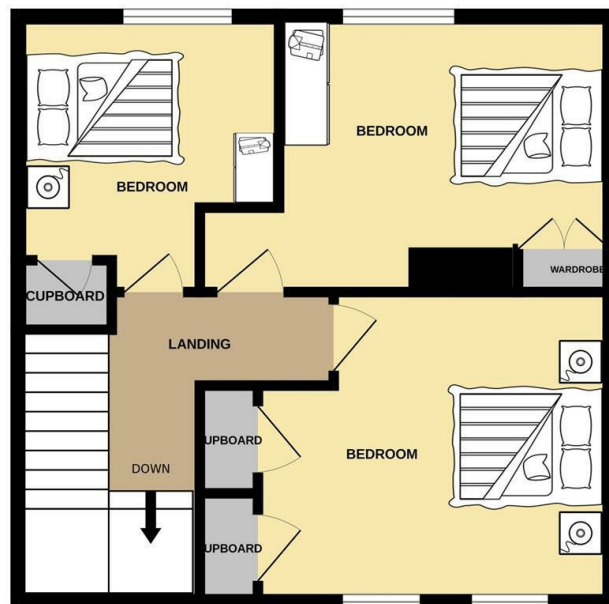
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



5 FAIRHURST DRIVE TD9 8HT

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