



# BANNERMANBURKE

PROPERTIES LIMITED



**65 Weensland Road, Hawick, TD9 9PJ**

**Offers In The Region Of £105,000**



# 65 Weensland Road, Hawick, TD9 9PJ

## Offers In The Region Of £105,000



- ENTRANCE VESTIBULE ■ SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ SINGLE BEDROOM ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ PRIVATE FRONT AND REAR GARDENS ■ GREAT STORAGE ■ EPC RATING E

**\*\*CLOSING DATE FRIDAY 28TH JULY @12PM\*\***

Early viewing comes highly recommended of this mid terraced three bedroom property in the ever popular Weensland Road area of Hawick. In need of cosmetic upgrading internally, allowing a purchaser to put their own stamp on it to make this a forever family home. Benefits from well appointed living accommodation, three good sized bedrooms and very well maintained private front and rear gardens. Located just a short flat walk to the town centre and on a good bus route.

### 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 front into a vestibule which provides access to the sitting room and to the upper level via carpeted turning staircase. The sitting room is located to the front of the property with double glazed window overlooking the front garden. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the timber fire surround with marble back and hearth and coal effect living flame gas fire inset. A large under stairs cupboard provides great storage. A timber and glazed door provides access to the kitchen which is located to the rear of the property with double glazed window and double glazed door to the rear garden. Good range of floor and wall units with ample work surfaces and space for dining table and chairs. Space and plumbing for a washing machine and dishwasher and two large walk in cupboards provide excellent additional storage. Integrated single electric oven and four burner electric hob with extractor above. Double bowl sink and drainer with mixer tap. The upper level leads to all three bedrooms and bathroom with large walk in cupboard on the turn of the stairs and access hatch to the roof space on the upper landing. The two double bedrooms are well proportioned with one to the front of the property and one to the rear, along with a large single bedroom with good storage to the front. The bathroom comprises of a 3pc suite of wash hand basin, WC set in vanity furniture and bath with electric shower above. This property is an ideal family starter home or downsizing opportunity and must be viewed to fully appreciate.

### Room Sizes

SITTING ROOM 4.25 x 4.15

KITCHEN 2.60 x 4.25

DOUBLE BEDROOM 3.00 x 4.00

DOUBLE BEDROOM 3.90 x 4.00

SINGLE BEDROOM 2.65 x 2.82

BATHROOM 1.80 x 1.95

### Externally

The property benefits from private front and rear gardens with the front garden laid to lawn with lovely mature shrubbed borders. The rear garden is generous in size with large patio and garden laid to lawn with shed (included in the sale).

### Directions

From the roundabout at Mart Street, take the turning for Weensland Road and continue for approx half a mile and the property lies on the left hand side, after the first entrance to Oliver Park.

### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings and shed 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:**

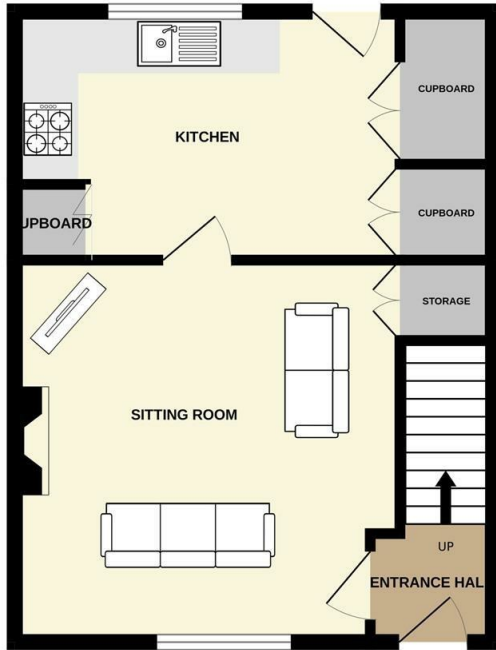
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



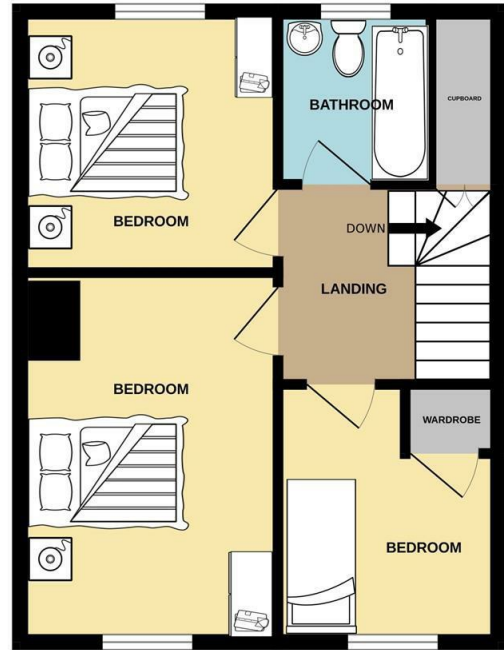
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



65 WEENSLAND ROAD, HAWICK

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