



# BANNERMANBURKE

PROPERTIES LIMITED



**31 Longhope Drive, Hawick, TD9 0DU**

**Offers In The Region Of £340,000**



# 31 Longhope Drive, Hawick, TD9 0DU

## Offers In The Region Of £340,000



- SITTING ROOM OPEN TO DINING ROOM AND KITCHEN ▪ STUNNING EXTENSION WITH LIVING ROOM AND DINING ROOM ▪ THREE DOUBLE BEDROOMS (MASTER ENSUITE) ▪ FAMILY BATHROOM ▪ SNUG ▪ UTILITY ROOM ▪ DECKING AREAS AND PATIOS ▪ GARAGE AND DRIVE ▪ IMMACULATE GARDENS WITH MATURE PLANTS AND SHRUBS ▪ SOLAR PANELS/DG/GAS CH

A unique opportunity to purchase this stunning detached family home with impressive extension, in the ever desirable West End area of town. Large picture windows offer exceptional views over the Vertish Hill Golf Club and surrounding Borders countryside. This property is meticulously presented with stylish and contemporary kitchen and bathroom facilities, vaulted ceilings, tasteful décor and an abundance of well appointed family living accommodation. Externally the property boasts a wonderful mix of landscaped grounds with beautiful shrubbed borders, colourful flower beds, winding gravel paths, two private decking areas, large patio and lawn, integrated garage with power and light and driveway for off street parking. A truly exceptional family home that must be seen to fully appreciate.

### 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

This exceptional detached property is a must see. Entered from the front to the ground floor level where the very useful utility room and master ensuite bedroom are located and where a solid timber staircase with glass balustrade provides access the upper level. The remainder of the accommodation is accessed from the upper landing where there is access to the attic space via pull down Ramsay ladder and large walk in cupboard. The stunning extension is of particular interest and has been finished to an exacting standard, comprising of spacious living room and dining room.

Flooded with light through a mix of Velux windows, floor to ceiling picture windows and French doors providing access to various patios. Vaulted ceilings and large picture windows do a magnificent job of enhancing the natural light in here and create a sense of space, making this an excellent entertaining area. Located at the entrance to the extension is the Snug, an ideal reading nook, overlooking the rear decking area via double glazed window and double glazed door provides access out. This warm and inviting space is beautifully decorated and versatile in use.

The dining kitchen is well equipped and located to the rear of the property where bifold double glazed doors provide access to the lovely rear decking area. Ample floor and wall units with timber effect work surfaces form a spacious kitchen space with integrated fridge, dishwasher, double electric oven, induction hob and breakfast bar. Space for dining table and chairs is plentiful. The living room is open plan to the dining area and located to the front of the property with double glazed windows. Again this space is welcoming and immaculately decorated with a lovely mix of carpet and tile effect laminate flooring, recessed spotlight fittings and attractive light fittings.

The property flows extremely well, with access to the hallway from both sides of the dining kitchen and living room. The two double bedrooms on the upper level are a good size, both with built in wardrobes and both providing beautiful views. Finally the family bathroom is beautifully designed with oval bath, wash hand basin, set in vanity furniture and WC. Superior floor to ceiling tiles and tiled flooring, along with chrome heated towel rail and lovely décor, make this a stylish and contemporary space, located to the front with double glazed opaque window.

This impressive home is tastefully and beautifully decorated throughout with a mix of solid wood floors, hardwood doors, attractive ceiling light fittings and offers easy family living with an added WOW factor.

### Room Sizes

LIVING ROOM WITH DINING AREA AND KITCHEN  
DINING ROOM  
LARGE SITTING ROOM IN EXTENSION  
UTILITY ROOM 1.62 X 3.17  
SNUG 3.92 X 2.00  
MASTER BEDROOM 3.43 X 2.93  
ENSUITE SHOWER ROOM 2.02 X 1.63  
DOUBLE BEDROOM 3.00 X 3.60  
DOUBLE BEDROOM 3.00 X 3.00  
FAMILY BATHROOM 2.41 X 1.78

## Externally

The garden grounds that surround 31 Longhope Drive are delightful, with well tended borders offering a host of bright colours through mature shrubs and spring flowers. There is a large area of patio accessed from the dining kitchen or the snug, which is bounded by timber fencing, allowing for privacy. Another area of decking is located to the front where it will catch the sun at different parts of the day and a third large external seating area to the side boasts stunning views over the fields and hills that surround the area. A driveway to the front provides off street parking for one vehicle and the large garage with high ceilings provides excellent storage or could be developed further with relevant permissions.

## Directions

From the High Street travelling West, turn on to the Howegate and continue on to Drumlanrig Square and the Loan. At the 'Old Man's Seat' take a right on to Crumhaugh Road and follow the road around to Crumhaughhill Road. Take a left into Longhope Drive. The road sweeps around to the right and the property is located at the very end of the street 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.

### Services

Mains drainage, water, gas, electricity and solar panels.



**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.

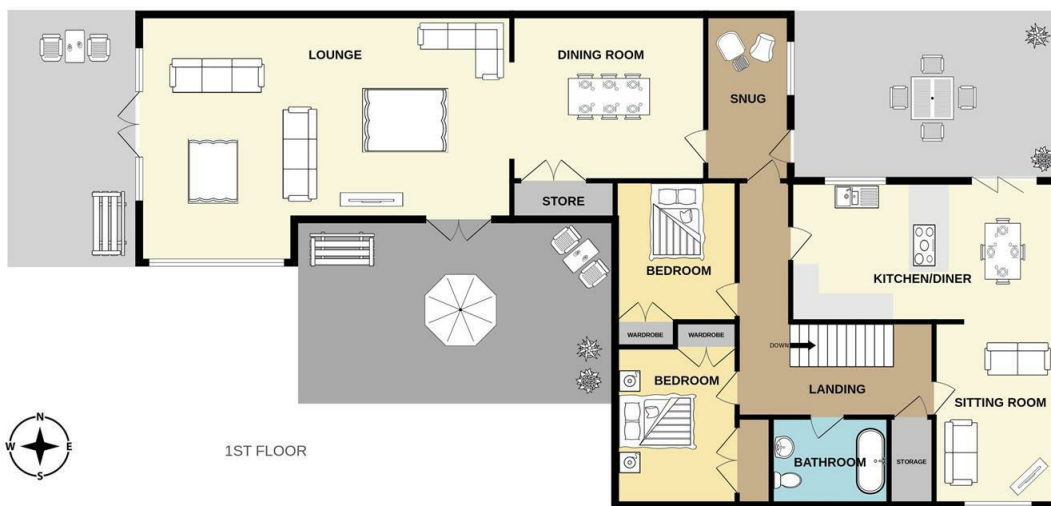
**Notice:**

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) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	



31 LONGHOPE DRIVE, HAWICK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR

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