



# BANNERMANBURKE

PROPERTIES LIMITED



**3G Liddesdale Road, Hawick, TD9 0EW**

**Offers In The Region Of £45,000**



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# 3G Liddesdale Road, Hawick, TD9 0EW

## Offers In The Region Of £45,000



- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ DOUBLE BEDROOM ■ BATHROOM ■ GAS CH & DG ■ SECURE ENTRY SYSTEM ■ SHARED COURTYARD WITH DRYING FACILITIES ■ outhouse ■ EPC RATING D

We are delighted to bring to market this second floor one bedroom flat located just a short, flat walk to the town centre and all local amenities. Recently renovated to a good standard, this property is move in ready and would make an ideal first time buy, down size or rental investment. Benefits from secure entry system, double glazing and gas central heating throughout. Ample on street parking.

### 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

Benefiting from a secure entry system to access the building, the property is located on the second floor and entered via a newly installed timber door into the hallway. Two cupboards within the hallway provide good storage and access is given to the bathroom, bedroom and sitting room which leads to the kitchen. The sitting room is a good size and located to the front of the property. Freshly decorated in white with new carpet to floor and attractive ceiling light fitting, offering ample space for living and dining furniture. Access to the kitchen is from here which is well equipped with built in oven and electric hob with extractor fan above, stainless steel sink with mixer tap and ample floor and wall mounted units with laminate worktops. The combination gas boiler is wall mounted in here also. The freestanding washing machine and fridge freezer are both included in the sale. A larger cupboard provides great additional storage.

The double bedroom is located to the front of the property and is freshly decorated in white with new carpet flooring and attractive ceiling light fitting. Double built in wardrobe with sliding doors provide hanging and shelving. The bathroom is to the rear and comprises of bath with electric shower over, wash hand basin and WC. Decorated in white, with tiling to bathing area and grey vinyl flooring.

This property benefits from double glazing and gas central heating throughout and has been tastefully renovated to move in condition.



## Room Sizes

Hallway 3.29 x 1.28

Sitting room 3.57 x 4.7

Kitchen 2.07 x 2.92

Bedroom 3.66 x 3.25

Bathroom 1.71 x 2.0

## Externally

An outhouse on the landing provides good storage and a shared courtyard offers clothes drying facilities. Ample on street parking.

## Directions

Traveling west on the high street take a left at the end of the street onto Towerdykeside and follow the road around onto Slitrig Crescent. Take the first left after the church and the property is on the left.

## Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, washing machine and fridge freezer included in the sale.

### Services

Mains drainage, water, gas and electricity.



Offers:

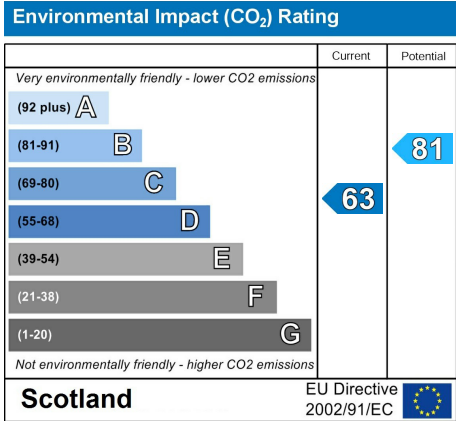
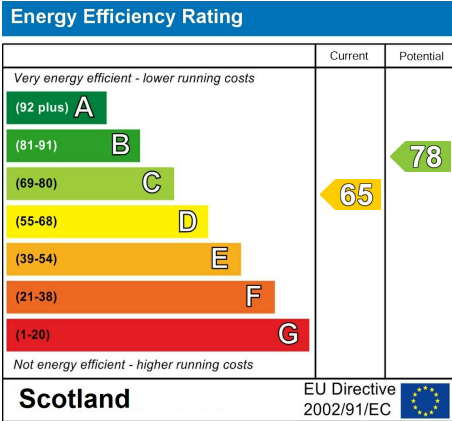
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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



3G LIDDESDALE ROAD, HAWICK

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