



BANNERMANBURKE

PROPERTIES LIMITED



47/1 High Street, Hawick, TD9 9BU

Offers In The Region Of £115,000



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■ LARGE HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM AND WC ■ FOUR BEDROOMS ■ FAMILY BATHROOM ■ TWO LARGE ROOMS WITH SEPARATE ENTRANCE ■ A FURTHER TWO ROOMS ON THE SECOND FLOOR FOR DEVELOPMENT ■ PARKING TO THE REAR ■ BEAUTIFUL PERIOD FEATURES

A unique and very interesting opportunity has arisen to purchase a large first floor four bedroom flat with separate entrance to two rooms, also on the first level, previously used for a home business. Together with all of this is another hidden gem, ripe for development, located and accessed from the second floor and comprising of two further rooms with large picture window. These rooms can be incorporated into the main flat or divided to make a separate property. There is great potential here for a purchaser to create something special, whilst retaining the beautiful period features such as high ceilings, deep skirtings and intricate cornicing. Off street parking to the rear is a great advantage, accessed from Walter's Wynd. Viewing is a must to fully appreciate size and potential.

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 High Street into a very well maintained close with access through to the rear where the parking space is located. Wide stairs with lovely original timber and metal banister lead up to the first floor level with very large windows flooding the stairwell with lots of natural light. A beautiful timber and glazed door with glazed side panels provides access to the property, into a very large hallway, where all accommodation is accessed. A spacious sitting room to the front of the property boasts high ceilings, intricate cornicing, deep timber skirtings and large sash and case windows that overlook the High Street. To the front also is the master bedroom with double aspect sash and case windows, which are a lovely feature. Two further double bedrooms are accessed from the hallway along with a single bedroom or home office. Stairs lead down to the rear of the property where the family bathroom, dining kitchen, utility and WC are located. There are a number of large cupboards also, providing great storage. The dining kitchen is spacious in size with ample space for a dining table and chairs. A good range of floor and wall units provide excellent storage with ample work surface space. Space for a gas cooker and fridge freezer. From here there is access to the utility room which has space and plumbing for a washing machine and dishwasher and provides additional storage. A WC is useful facility that can be accessed from the utility room.

The family bathroom comprises of a 4pc suite of wash hand basin, WC, bath and shower enclosure with electric shower. Externally from the first floor landing, there is a separate entrance to two rooms, located to the side and rear of the property. This was used for many years as a home business and could easily be used for this again, or incorporated into the four bedroom flat with relevant permissions.

From the second floor stairwell, a door leads to a communal area with integrated outhouses, one belonging to no. 47/1. From this area, a door provides access to two further rooms in need of development and again this can be incorporated into the property or potentially developed to create a separate property.

Room Sizes

HALLWAY 4.35 x 3.15

SITTING ROOM 4.17 x 4.57

DINING KITCHEN 4.26 x 3.22

UTILITY ROOM 3.26 x 2.11

WC 2.03 x 1.00

MASTER BEDROOM 3.00 x 4.20

DOUBLE BEDROOM 3.13 x 3.18

DOUBLE BEDROOM 3.00 x 4.45

SINGLE BEDROOM/OFFICE 2.38 x 2.90

BATHROOM 2.45 x 2.20

Externally

To the rear of the property is a courtyard with parking for one vehicle. Access to the building can be from either the front or the rear. Integrated outhouse on the ground floor level with another one on the second floor.

Directions

On the High Street travelling West, the property is located on the right hand side, just before the Town Hall. Parking is on street during permitted hours, to the rear with one parking space or nearby at local pay and display carparks where permits can be purchased.

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. 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.

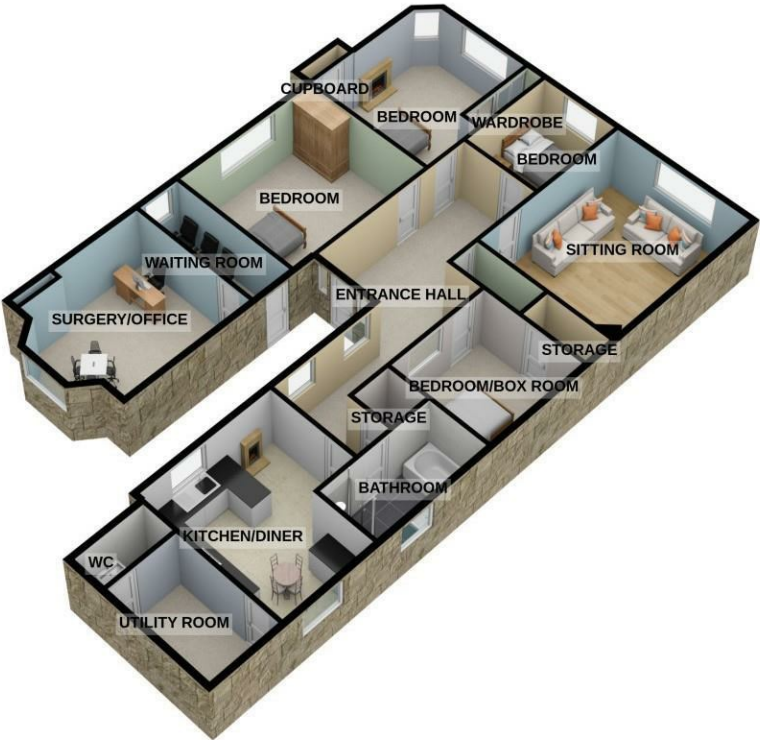
Notice:

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		
	52	64
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	47	61
Scotland	EU Directive 2002/91/EC	



47/1 HIGH STREET, HAWICK

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