



BANNERMANBURKE

PROPERTIES LIMITED



10 Wellogate Place, Hawick, TD9 9JG

Offers In The Region Of £125,000



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- VESTIBULE AND HALLWAY ■ SITTING ROOM ■ LARGE DINING KITCHEN ■ CONSERVATORY ■ BATHROOM AND SHOWER ROOM ■ TWO DOUBLE BEDROOMS ■ LARGE SINGLE BEDROOM ■ BEAUTIFUL PRIVATE REAR GARDENS ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ EPC RATING C

This stunning three bedroom ground floor property is a must see. Having previously been two properties, now tastefully merged in to one, 10 Wellogate Place is immaculate both internally and externally and offers spacious living accommodation along with beautiful private gardens. Presented for sale in pristine order with a warm and inviting dining kitchen that opens into a lovely conservatory offering a great entertaining space. Benefits from gas central heating and double glazing and private enclosed gardens to the rear are a great advantage. Located just a very short walk to the town centre and all local amenities.

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 Wellogate Place to a small well maintained courtyard with integrated outhouse for storage. The property is accessed via a timber and glazed door into a welcoming entrance vestibule where there is access to the bathroom and a utility cupboard with plumbing for a washing machine and additional storage. The

stylish bathroom is located to the front with double glazed opaque window and comprises of a 3pc suite of wash hand basin set in vanity furniture, bath with electric shower above and WC. Shower boarding surrounds the bathing areas, making for easy cleaning. A timber and glazed door from the vestibule leads to a hallway where storage is in abundance and it provides access to a large double bedroom located to the front of the property. A double glazed window overlooks the courtyard and there is ample space for bedroom furniture.

The wow factor is the inviting dining kitchen to the rear with doors to the bright conservatory and open door way to the living room, making for a great entertaining space. A good range of floor and wall units in the kitchen provide ample storage along with integrated electric oven, microwave, induction hob and fridge freezer. A circular sink and drainer is set in marble effect worksurfaces. The dining area has a built in fireplace also with timber surround and living flame coal effect gas fire inset, additional storage units and recessed ceiling spotlight fittings, laminate floor and double glazed door to the rear garden. Double doors open into the light conservatory which overlooks the rear garden and allows lots of natural light to flood the dining kitchen. The conservatory has double doors to the garden, central heating radiator and wall lighting and is an ideal additional living space.

The warm and cosy sitting room with large bay window is located to the rear of the property also, overlooking the rear garden. Decorated in neutral tones with carpet flooring and attractive ceiling light fitting with the main focal point of the room being the electric log burner effect stove set on a stone hearth.

A rear hallway from the sitting room provides access to two further bedrooms, shower room and two more large storage cupboards. The shower room has been installed in recent years and comprises of a 3pc suite of wash hand basin set on a solid wood unit, WC and shower enclosure with electric shower. Chrome heated towel rail and tiled flooring. A double bedroom to the front is a good size and a third bedroom, currently used a home office is located to the rear with double glazed door to the garden. Viewing is a must to fully appreciated this very special and very beautiful property.

Room Sizes

Sitting Room 4.88 x 4.00
Dining Kitchen 5.53 x 4.00
Conservatory 3.11 x 3.75

Master Bedroom 3.85 x 3.56
Double Bedroom 2.70 x 3.55
Large Single Bedroom 2.00 x 3.75
Shower Room 1.65 x 2.12
Bathroom 1.65 x 1.63

Externally

The property offers very well maintained private gardens to the rear, divided by hedging offering two lovely separate seating areas. The gardens are a nice mix of lawn and patio along with chipped areas and shrubbed borders. Garden shed included in the sale.

Directions

From the High Street travelling West, take a left on to Cross Wynd and continue up the hill. Take the 4th left on to Wellogate Place and the property lies on the left 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 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			
Scotland		74	75
		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			
Scotland		71	74
		EU Directive 2002/91/EC	



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