



BANNERMANBURKE

PROPERTIES LIMITED



1 St. Marys Place, Hawick, TD9 0AN
Offers In The Region Of £45,000



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- MAIN DOOR ENTRY ■ SITTING ROOM ■ KITCHEN DINING ROOM ■ THREE BEDROOMS ■ UTILITY ROOM ■ LARGE ATTIC SPACE ■ CENTRAL LOCATION ■ GAS CENTRAL HEATING ■ EPC RATING F ■ C LISTED BUILDING

A unique opportunity has arisen to purchase this large 3 bedroom townhouse, requiring development, to make a stunning first time home, buy to let or holiday home property. Centrally located in the popular St Marys Place, close to all shops, amenities and schools. Must be viewed to fully appreciate 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

This 'C' Listed property is the first house on St Marys Place, with main door entry from the street. Entered into the hallway with stairs leading to all accommodation above. On the first floor, there is access to the sitting room, utility room and kitchen/dining room. The sitting room, which is lovely and bright with double aspect windows, has views up over Drumlanrig Square and beyond. Off the landing is a utility room, which currently houses the gas combination boiler and has water and drainage for white goods. The dining kitchen is spacious with room for a large kitchen and dining table. Stairs lead up to the 2nd floor which comprises of three bedrooms and a bathroom. One of the bedrooms is currently set out as a second sitting room, but would make a lovely master bedroom with double aspect windows overlooking the Square. A second double bedroom is located to the front of the property with views over St Marys Church and the the third bedroom, a single room, is located to the rear. The bathroom currently has a three piece suite of wash hand basin, WC and bath with shower above. From the second floor, another stair leads to the attic. The attic has over 26 square metres of floor space, is flooded with light by way of two dormer windows, two Velux windows and a gable end window. The space could be used for further development or extension of the accommodation if desired, subject to relevant permissions.

Room Sizes (Metres)

Sitting Room - 3.74 x 4.74

Dining Kitchen - 3.74 x 4.79

Utility Room - 1.71 x 2.30

Master Bedroom/Sitting Room 2 - 3.44 x 4.72

Bedroom 2 - 3.56 x 2.85

Bedroom 3 - 3.48 x 1.95

Bathroom - 1.80 x 2.14

Attic Space - 9.40 x 2.80

Externally

There is no garden ground with the property. Parking can be found on St Mary's Place, or parking bays on the adjoining street.

Directions

Traveling West on Hawick High Street, directly before the Sandbed roundabout, take a left onto the Howegate. At the junction, turn left and the property sits on the left hand side on the entry to St. Marys Place.

Sales and other information

Fixtures and fittings

The property is sold as seen and no warranties will be given for any and all fixtures, boilers or appliances.

Services

Mains electric, gas, water and drainage.



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.

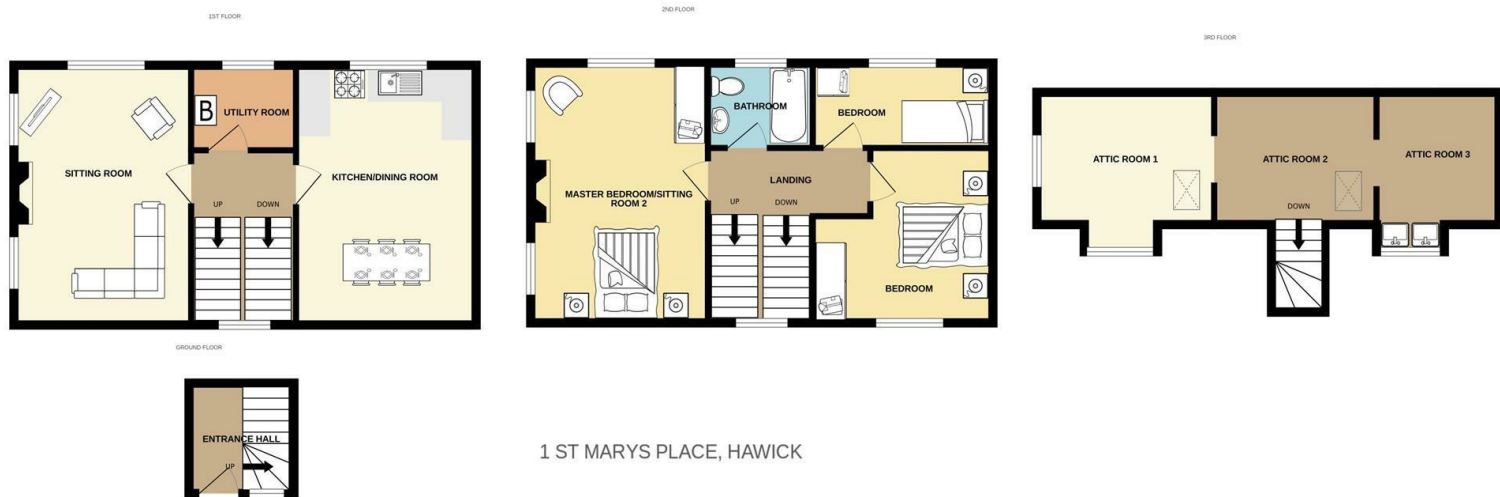
Notice:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland	EU Directive 2002/91/EC	



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