



BANNERMANBURKE

PROPERTIES LIMITED



18/1 Dalkeith Place, Hawick, TD9 9JS

Offers In The Region Of £60,000



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- VESTIBULE ■ HALLWAY/OFFICE SPACE ■ SITTING ROOM ■ KITCHEN ■ DOUBLE BEDROOM ■ SHOWER ROOM ■ OWN FRONT AND BACK DOOR ■ GARDEN WITH PATIO AND SHED ■ OFF STREET PARKING ■ EPC D

Early viewing is recommended of this lovely ground floor one bedroom flat in the popular 'Terraces' area of town. Benefiting from its own front and back door with private rear garden, patio, shed and off street parking for one vehicle. Double glazing throughout and gas central heating via combination gas boiler. This property would make an ideal first time buy, down size or rental investment.

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

Entering the property from the front, a vestibule gives access to the sitting room and shower room. The sitting room is a nice bright room decorated in pale grey with blue feature wall and laminate to floor. There's a recessed display cabinet which provides shelving and storage below, as well as a separate storage cupboard with plumbing for washing machine. Access to the kitchen and rear hallway from here. The kitchen is fresh and contemporary with newly installed floor and wall mounted units in white with laminate worksurfaces and white tiling to splashback areas. Integrated electric oven and induction hob, space for fridge and white composite single bowl sink with mixer tap over. A large double glazed window looks out to the front and provides excellent light to the kitchen. A large vestibule to the rear gives access out to the back garden and to the double bedroom which is versatile in use and would make an ideal office space or dining area. The combination gas boiler is located in a cupboard in here and offers further storage. The double bedroom is located to the rear and is a good size with ample room for furniture and is decorated in neutral tones with feature wall in pink and laminate to floor. A double built in wardrobe and shelved recess provide good storage. The shower room is to the front of the property and comprises of shower enclosure with electric shower, WC and wash hand basin.

Room Sizes

Sitting Room 4.61 x 3.84

Kitchen 2.57 x 1.39

Double Bedroom 4.51 x 2.64

Dining Room/Study 4.42 x 1.87

Shower Room 0.72 x 2.28

Externally

The property benefits from private rear garden with patio, area laid to lawn with shed and off street parking for one vehicle.

Directions

If Driving, from Mart Street roundabout by Morrisons, take the exit to Linden Crescent up the hill. Take the second road on the right into Ettrick Terrace. The car parking space for 18/1 Dalkeith Place is entered on the right hand side.

Sales and other Information

Fixtures and Fittings

All Carpets/floor coverings and light fittings included in the sale. Most furniture shown is available by separate negotiation.

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.

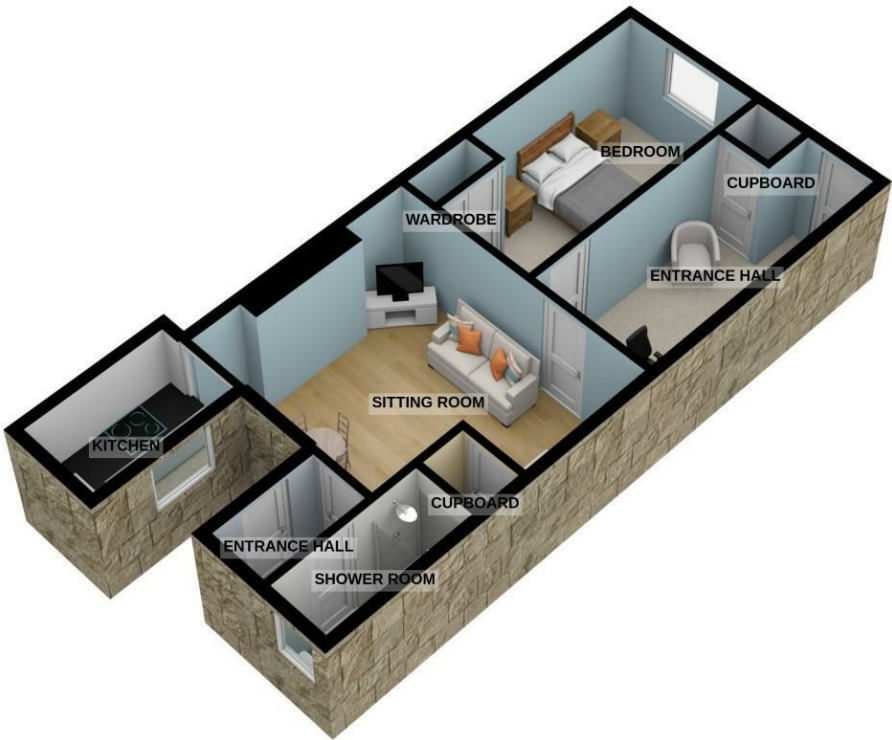
Notice:

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		
	68	77
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		
	67	81
Scotland	EU Directive 2002/91/EC	



18/1 DALKEITH PLACE, HAWICK

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