



# BANNERMANBURKE

PROPERTIES LIMITED



**12 Longhope Drive, Hawick, TD9 0DU**

**Offers Over £198,000**



# 12 Longhope Drive, Hawick, TD9 0DU

## Offers Over £198,000



- HALLWAY
- SITTING ROOM WITH DINING AREA
- DINING KITCHEN
- SHOWER ROOM
- FAMILY BATHROOM
- THREE DOUBLE BEDROOMS
- GREAT STORAGE
- SUPERB VIEWS
- DRIVE AND SINGLE CAR GARAGE
- FRONT, SIDE AND REAR GARDENS

Early viewing comes highly recommended of this very spacious, three bedroom linked detached home, located in a desirable area of town. Set in a slightly elevated position, offering stunning views of the surrounding Borders countryside. Presented for sale in good order while allowing any purchaser to create a fantastic family home with some modernisation. Benefits from double glazing, gas central heating and being a corner plot, boasts well manicured front, side and rear gardens. A single car garage to the front with driveway and parking for two cars is also a great advantage.

### Hawick

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 its 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 side into a spacious split level hallway with stairs to both the upper and lower levels. On this landing is the shower room, which is a useful additional facility comprising of a 3pc suite of wash hand basin, WC and shower enclosure with electric shower inset. Double glazed opaque window to the front. The lower landing boasts a large hallway with two storage cupboards providing excellent storage facilities and a double glazed door provides access to the rear garden.

An extremely large double aspect living room with dining area offers great family living space with double glazed sliding doors providing access to the rear garden and patio and offering beautiful views. The main focal point of the room is the Fyfe stone fireplace with living flame gas fire set upon a tiled hearth.

The dining kitchen is located to both the side and rear of the property with double aspect windows, again providing a lovely view. Good range of floor and wall units with ample work surface areas and ample space for a dining table and chairs. Space and plumbing for a washing machine and dishwasher and integrated single electric oven and four burner gas hob.

The upper landing again has two very large cupboards for storage (one housing the gas boiler) and an access hatch to the roof space. All three bedrooms are a good size, two to the rear with beautiful views and one located to the front, all with built in wardrobes. The family bathroom, located to the front of the property, comprises of a 3pc suite of wash hand basin, WC and bath with electric shower above.

This gem of a property is a must see to fully appreciate size and potential.

### Room Sizes

SITTING ROOM WITH DINING AREA 7.75 x 4.00  
DINING KITCHEN 4.70 x 2.75  
DOUBLE BEDROOM 3.40 x 4.15  
DOUBLE BEDROOM 3.50 x 3.20  
DOUBLE BEDROOM 2.80 x 3.20

BATHROOM 1.75 x 2.55

SHOWER ROOM 2.60 x 1.05

INTEGRATED OUTHOUSE 2.70 x 3.00

### Externally

Beautiful, well tended gardens surround the property with lawn to the front, side and rear. Off street parking in the form of driveway and single car garage to the front is advantageous. To the rear is a large patio with tiered garden and superb views towards stunning Borders countryside. A large external outhouse has plumbing for a sink and houses the tumble dryer. External tap and outside lighting.

### Directions

From the High Street travelling West, turn on to the Howegate, Drumlanrig Square and the continue up the Loan. At the fork in the road, take a right on to Crumhaughhill Road and follow the road around to the left. Take a left into Longhope Drive and the first left again. The property is the first house on the right hand side on the corner.

### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances.

#### 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.

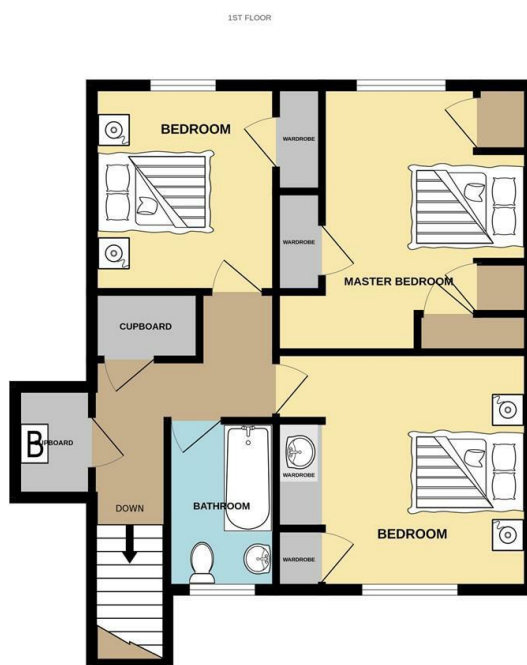
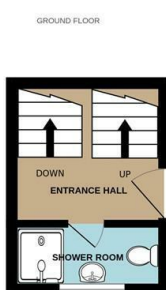
**Notice:**

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.



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

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



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