



BANNERMANBURKE

PROPERTIES LIMITED



1 Etrick Terrace, Hawick, TD9 9LJ
Offers In The Region Of £70,000



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- ENTRANCE VESTIBULE ▪ HALLWAY ▪ SITTING ROOM WITH LOG BURNER ▪ KITCHEN ▪ DOUBLE BEDROOM ▪ SHOWER ROOM ▪ ATTIC SPACE ▪ OFF STREET PARKING, DECKING AND OUTHOUSE ▪ POPULAR 'TERRACES' AREA OF TOWN ▪ EPC RATING D

We are delighted to bring to the market this stunning one bedroom first floor flat in the popular 'Terraces' area of town. Offered for sale in immaculate order, this modern and stylish flat is an ideal first time buy, down sizing opportunity, buy to let or Air BNB investment. Located just a short walk to the town centre where all amenities are available locally. Off street parking to the front for two vehicles is a great advantage and newly built decking offers a private seating area. Viewing is a must to fully appreciate.

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 front via an external stairs to the front of the property. A high security composite door provides access to a lovely bright vestibule where a timber and glazed door leads to the entrance hall. The hallway gives access to all accommodation and has a large cupboard for storage. An access hatch to the roof space provides additional storage and with relevant permissions, the property could be extended into the loft space to provide additional accommodation. Permissions have been in place previously but have lapsed.

The beautiful sitting room is located to the rear of the property and is warm and inviting. The main focal point of the room is the stunning log burning stove set upon a stone hearth with sleeper mantle. Freshly decorated in white with laminate flooring, recessed display area, central heating radiator and large double glazed window. To the rear also is a bright and airy fully integrated kitchen with timber effect work surfaces providing ample preparation space. Very well equipped with integrated fridge freezer, washing machine, single oven and four burner gas hob with extractor above. Single bowl stainless steel sink and drainer with mixer tap sits below a large double glazed window. Recessed ceiling spotlight fittings and herringbone laminate flooring.

The double bedroom is generous in size with ample space for free standing furniture and potential for built in wardrobes to be added. Again a large double glazed window allows lots of natural light in.

Finally, the shower room which is located to the front of the property with double glazed opaque window, comprises of 3pc suite of wash hand basin, WC and shower enclosure with chrome shower run off the boiler. Shower boarding within the enclosure makes for easy cleaning and attractive vinyl flooring a lovely feature. Central heating radiator and ceiling light.

Viewing is a must to fully appreciate this little gem in the Terraces.

Room Sizes

Sitting Room - 3.95 x 3.50

Kitchen - 2.77 x 2.00

Double Bedroom - 4.00 x 4.30

Shower Room - 2.59 x 1.32

Externally

Off street parking is a great advantage with space for two vehicles along with a lovely area of private decking and outhouse providing additional storage.

Directions

From the roundabout at Mart Street, turn on to Linden Crescent and follow the road around onto St Ninians Road. Take a right on to Ettrick Terrace and continue forward to the end of the road where the property is located 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:

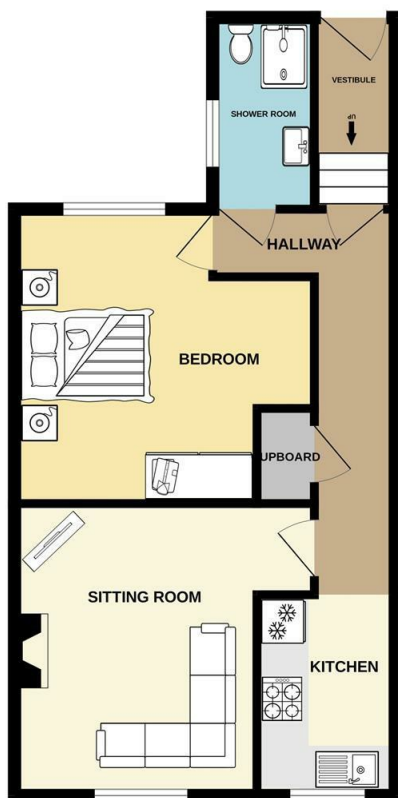
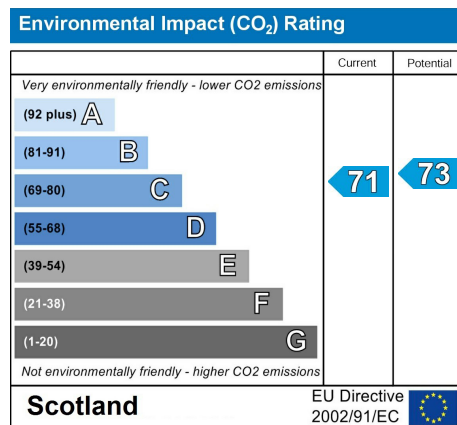
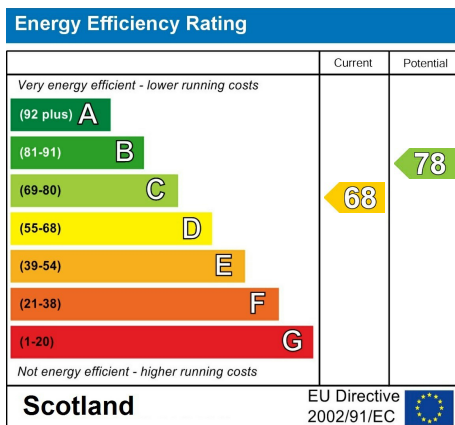
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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.



1 ETRICK TERRACE, HAWICK

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