



BANNERMANBURKE

PROPERTIES LIMITED



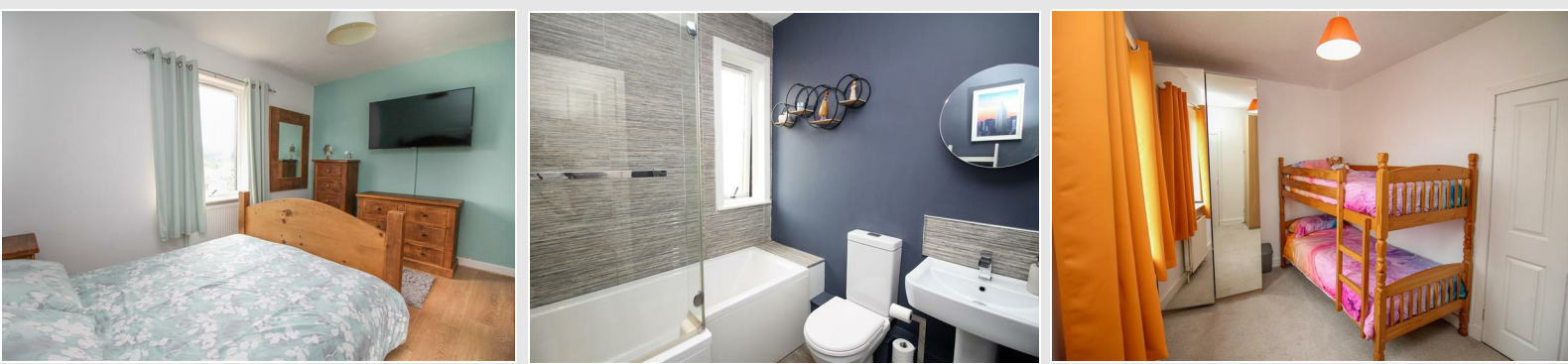
20 Renwick Terrace, Hawick, TD9 0DL

Offers In The Region Of £90,000



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■ ENTRANCE HALLWAY ■ LIVING ROOM ■ KITCHEN ■ 2 DOUBLE BEDROOMS ■ BATHROOM ■ PRIVATE GARDEN TO THE REAR ■ BEAUTIFUL VIEWS ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ EPC RATING D

We are delighted to offer for sale this beautiful first floor two bedroom quarter house in the popular West End area of town, on a good bus route to the town centre and all local amenities. Presented for sale in immaculate order, this lovely first floor property enjoys fantastic views over the town and surrounding countryside. Ideal first time buy, downsizing opportunity, buy to let or holiday home. Benefits from gas central heating, double glazing and private patio to the rear with shared garden providing clothes drying facilities.

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 side of the property via a UPVC door where a carpeted turning staircase leads up to the property. A window in the stairwell allows natural light in and is a lovely feature. The hallway allows access to all accommodation and a large cupboard offers good storage while housing the Potterton combi boiler. The living room is a lovely bright, airy room with 2 large double glazed windows looking out to fantastic views over the town and surrounding countryside. Decorated in neutral tones with carpet flooring, the main focal point of the room is the electric fire suite with timber mantel. Access from here to the kitchen with well appointed shaker style base and wall mounted units in pale grey with grey marble effect laminate worktops that continue up to splashback and along to create a handy breakfast bar area. Integrated fridge/freezer, washing machine, electric oven and hob with concealed extractor fan over, single bowl stainless steel sink with drainer and mixer tap. A timber and glazed door from the living room allowing additional light and a double glazed window to the rear looks out over the garden. Decorated in neutral tones with grey vinyl flooring.

The two double bedrooms are both a good size with the master located to the front. A large double glazed window takes in the lovely views and it's decorated in neutral tones with laminate flooring. The second bedroom is located to the rear with a large fitted wardrobe offering good storage and decorated in neutral tones with carpet flooring. The bathroom which is stylish and contemporary, comprises of 3pc suite of shower bath with chrome shower run off the boiler, WC and wash hand basin. Shower boarding to the bathing area. Opaque double glazed window to the rear and vinyl flooring.

Room Sizes

Living Room 5.05 x 3.79
Kitchen 2.65 x 2.53

Bedroom 4.18 x 3.32

Bedroom 3.67 x 4.29

Bathroom 2.101 x 1.92

Externally

There is a private area of garden ground to the rear with patio and shared lawn with clothes drying facilities. The timber shed (shown) is not included in the sale.

Directions

From the High Street travelling West, turn on to the Howegate and continue through Drumlanrig Square and up the Loan. At the top of the Loan, take a left onto Moat Crescent, then a right onto Renwick Terrace and the property lies on the right 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.

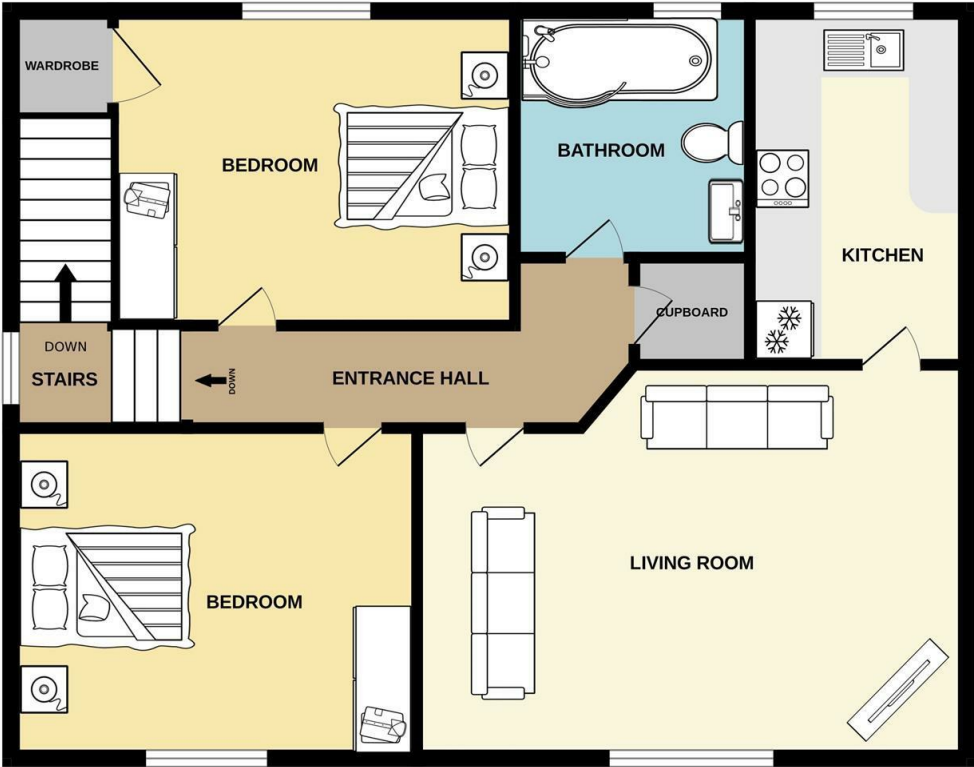
Notice:

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		
	62	70
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		
	60	71
Scotland	EU Directive 2002/91/EC	



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