



BANNERMANBURKE

PROPERTIES LIMITED

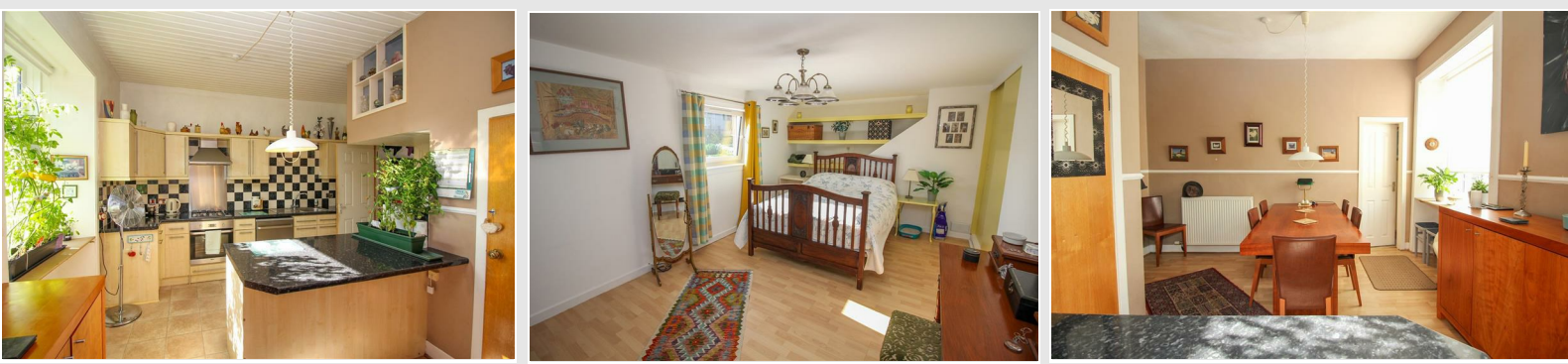


4 O'Connell Street, Hawick, TD9 9HT
Offers Over £125,000



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- PRIVATE STAIRWELL TO PROPERTY
- EXTERNAL LANDING WITH LOG STORE AND LARGE ENTRANCE HALL
- SPACIOUS LIVING ROOM WITH LOG BURNING STOVE
- LARGE DINING KITCHEN AND UTILITY ROOM
- SHOWER ROOM AND BATHROOM
- FOUR DOUBLE BEDROOMS
- GAS CENTRAL HEATING AND NEWLY INSTALLED DOUBLE GLAZING
- REAR COURTYARD
- NEWLY INSTALLED INSULATION
- EPC RATING D

Viewing is essential to fully appreciate this stunning, deceptively spacious 4 bedroom double townhouse in the heart of town, offering well appointed accommodation. Presented for sale in immaculate order with lovely features such as high ceilings, deep timber skirtings and generous rooms offering flexible and versatile use. The property benefits from new double glazing throughout and newly installed wall and ceiling insulation (warranty available). A well maintained shared courtyard to the rear offers a quiet seating area and provides storage.

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 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

The property is entered via a communal close from O'Connell

Street. This close provides access only to the residential property and the courtyard. A private stairwell leads to the property where an external landing houses a large log store. Beautiful antique doors provide access to the spacious central hallway with high ceilings, attractive ceiling light fitting and large storage cupboard. Access from here is to the living room, dining kitchen and shower room and a carpeted turning staircase provides access to the upper level where there are four double bedrooms and family bathroom.

An impressively large sitting room spans the length of the property with double glazed windows to the front and side offering double aspect views. The main focal point of the room is the log burning stove which is set upon a slate hearth with sleeper surround and is a lovely feature. High ceilings, picture rail and attractive ceiling light fittings all add to the charm. The dining kitchen can be accessed from the sitting room or the hallway and is another great size room, this time located to the side of the property. A good range of floor and wall mounted units provide excellent storage along with ample work surface space and breakfast bar area. A larder cupboard is ideal for extra storage and there is room for a large dining table and chairs. Again three double glazed windows flood the room with lots of natural light, making it feel bright and airy. A utility room off the kitchen is a useful additional facility and has space and plumbing for a washing machine, sink and drainer and old pulley system for clothes drying.

On this level also is a shower room comprising of a 3pc suite of wash hand basin, WC and shower enclosure housing an electric shower and tiled to full height.

The upper level houses four double bedrooms and family bathroom. A large double glazed Velux window at the top of the stairs provides good light. All bedrooms are freshly decorated in white and are a good size, two having built in wardrobes with hanging and shelving. The family bathroom comprises of a 3pc suite of wash hand basin, WC and bath with mixer shower above. Tiled to full height around the bathing area in a white tile with vinyl flooring, central heating radiator and built in storage. Viewing is highly recommended to fully appreciate this gem of a property.

Room Sizes

LIVING ROOM 3.80 x 7.00
DINING KITCHEN 5.80 X 4.20
UTILITY ROOM 3.50 X 1.50
SHOWER ROOM 1.08 X 2.47
MASTER BEDROOM 5.20 X 3.00
DOUBLE BEDROOM 3.30 X 4.70
DOUBLE BEDROOM 4.30 X 2.87
DOUBLE BEDROOM 4.15 X 3.70
BATHROOM 2.10 X 2.50

Externally

To the rear is lovely courtyard which is well tended and low maintenance. Parking is available either on street or via a residents permit from the Scottish Borders Council in the amount of £26 per year. This covers many pay and display carparks in the Borders.

Directions

From the High Street travelling West, take a left on to O'Connell Street 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.

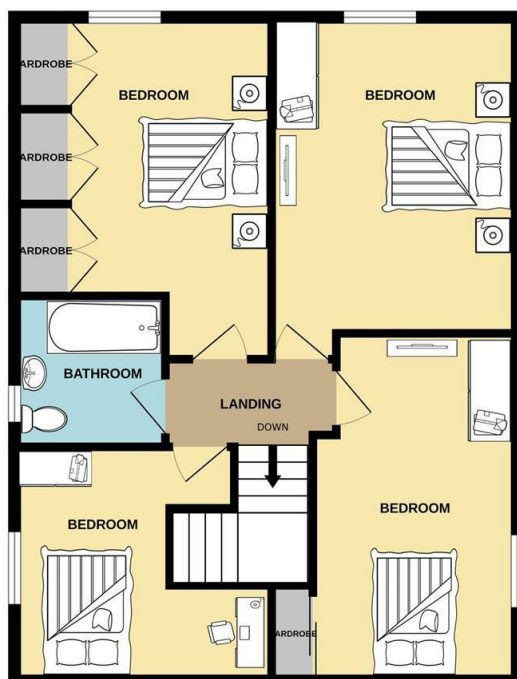
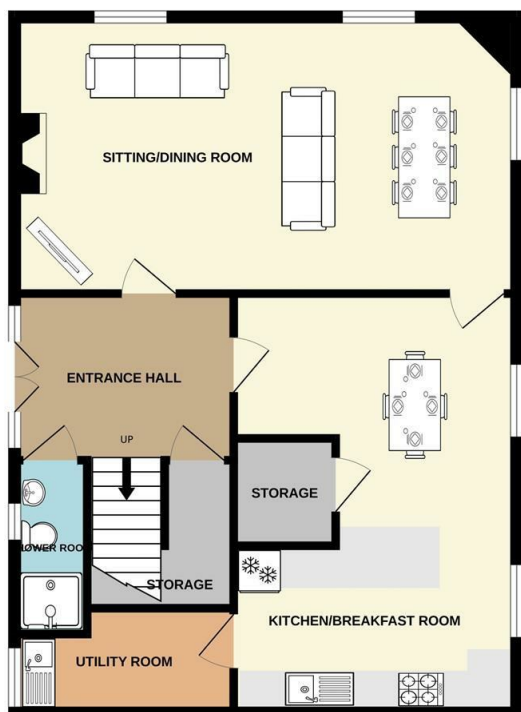
Notice:

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			
		60	72
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
		51	67
Scotland		EU Directive 2002/91/EC	



4 O'CONNELL STREET, HAWICK.

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