



BANNERMANBURKE

PROPERTIES LIMITED



10/1 Croft Road, Hawick, TD9 9RD
Offers In The Region Of £60,000



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- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ BATHROOM ■ DOUBLE BEDROOM WITH BUILT IN STORAGE ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ WELL MAINTAINED COMMUNAL GARDEN ■ FULLY RENOVATED TO A VERY HIGH STANDARD ■ CENTRAL TOWN LOCATION

Viewing is a must to fully appreciate this stunning ground floor one bedroom flat, recently refurbished to a very high standard. Presented for sale in immaculate order with newly installed contemporary and stylish kitchen and bathroom facilities, new central heating system with condensing combination boiler, fully rewired and replumbed. Fresh décor with newly laid flooring gives a light and airy feel throughout. A very well maintained communal garden to the rear is a great advantage offering clothes drying facilities and is a very pleasant space to sit. Located a very short walk to the town's High Street and all local amenities.

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

From Croft Road, a communal door with keypad entry provides access to the close where a newly installed UPVC door opens into the hallway of the flat. Freshly decorated in white with timber effect laminate flooring, central heating radiator, wall mounted thermostat, smoke alarm and recessed ceiling spotlight fittings.

The bright and spacious living room is located to the front of the property with large double glazed windows allowing in lots of natural light. The main focal point of the room is the solid timber fire surround with electric fire set upon a stone hearth. High ceilings, deep timber skirtings and ceiling rose are lovely features. Decorated in white with carpet flooring, central heating radiator and ceiling light.

To the front also is the well equipped fitted kitchen in white with marble effect worksurfaces. Integrated single oven and ceramic hob with stainless steel chimney style cooker hood above. Space and plumbing for washing machine and under counter fridge. A single bowl stainless steel sink and drainer with mixer tap is located under the double glazed window. Decorated in white with recessed ceiling spotlight fittings, central heating radiator and heat detector.

The large double bedroom is located to the rear of the property overlooking the lovely communal garden. Fitted wardrobes with recessed spotlights provide excellent hanging and shelving and house the condensing combination gas boiler. Central heating radiator, ceiling light, carpet flooring and fresh white tones.

A stunning 3pc bathroom comprising of bath with chrome shower above run off the boiler, wash hand basin and WC is located to the rear of the property with a double glazed opaque window. Tiled to full height around the bathing area and wash hand basin in a lovely ceramic tile with tiled flooring. Chrome heated towel rail and

recessed ceiling spotlights.

Viewing is a must to fully appreciate the high quality of finish.

Room Sizes

SITTING ROOM 3.75 x 4.40

KITCHEN 3.22 x 1.52

DOUBLE BEDROOM 4.32 x 4.25 (to inside of wardrobes)

BATHROOM 3.55 x 1.70

Externally

To the rear is a beautifully maintained communal garden offering clothes drying facilities, lawn and several seating areas. The view of the garden can be enjoyed from the double bedroom.

Directions

Entering Hawick from the North on the A7, continue down Wilton Hill and straight ahead at the roundabout at the Teviotdale Leisure Centre. Go over the bridge and take a right on to Duke Street and follow the road around on to North Bridge Street. Take the third right on to Croft Road and the property lies on the right hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, flooring 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:

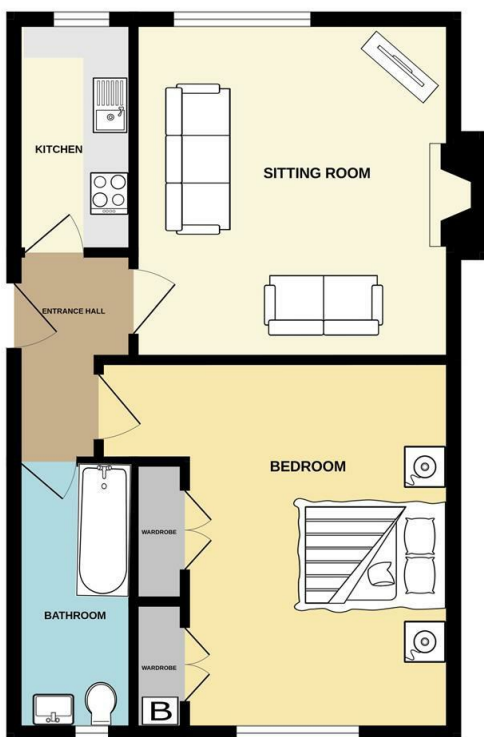
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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			
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			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR



10/1 CROFT ROAD, HAWICK

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