



BANNERMANBURKE

PROPERTIES LIMITED



95 Silverbuthall Road, Hawick, TD9 7BJ

Offers In The Region Of £100,000



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- SPLIT LEVEL ENTRANCE HALL
- SITTING ROOM
- DINING KITCHEN
- TWO DOUBLE BEDROOMS
- BOX ROOM
- BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- PRIVATE FRONT REAR AND SIDE GARDEN
- OUTHOUSE, SHED AND GREENHOUSE
- EPC RATING D

We are delighted to bring to market this three bedroom semi detached family home in the popular Silverbuthall area of town. Ideal family home with lovely private garden and benefitting from gas central heating and double glazing. Located on a good bus route to the town centre where all local amenities are available and a short walk to Wilton and Stirches Primary Schools. Ample parking is available on street. Early viewing comes highly recommended.

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 rear and side into the split level hallway where carpeted stairs lead to both the lower and upper levels. On the split level there is a large cupboard for storage and a double glazed window to the side. The lower hallway again has another large cupboard providing excellent storage and gives access to the sitting room and dining kitchen.

The sitting room spans the length of the property with double glazed window to the rear and double glazed sliding doors to the front garden. The main focal point of the room is timber fire surround with marble back and hearth and electric fire inset. Decorated in neutral tones with carpet flooring, ceiling light and central heating radiator. Large storage cupboard.

Located to the front and side of the property is the dining kitchen with double glazed windows providing lots of natural light. Good range of floor and wall units with ample work surface space. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and space for a free standing cooker. Another large cupboard in the dining room area provides great storage and houses the recently installed combi boiler. Ample space for a dining table and chairs.

The upper landing provides access to the bedrooms and bathroom and has an access hatch to the roof space where additional storage is available. Two of the bedrooms are good sized doubles, both with beautiful views, and built in storage. The third room is a box room with potential to be extended. The bathroom comprises of a 3pc suite of wash hand basin, WC and bath with electric shower above and double glazed opaque window to the side.

Room Sizes

Sitting Room 3.24 x 5.51
Dining Kitchen 5.54 x 3.13
Double Bedroom 3.14 x 3.76
Double Bedroom 2.88 x 3.74
Box Room 2.16 x 1.70
Bathroom 1.68 x 2.04

Externally

To the rear is a very well tended private and enclosed garden with integrated outhouse, shed, greenhouse and lovely shrubbed borders. The garden extends along the side of the house where the outside tap is located and around to the front where there is another small area of garden ground.

Directions

Entering Hawick on the A7 from the North, take a right at the bottom of Wilton Hill onto Havelock Street and continue up the road and pass the playpark on your left. Take the next left onto Havelock Bank and follow the road around to the right on to Silverbuthall Road. The property lies further along the road on the left hand side.

Sales and other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

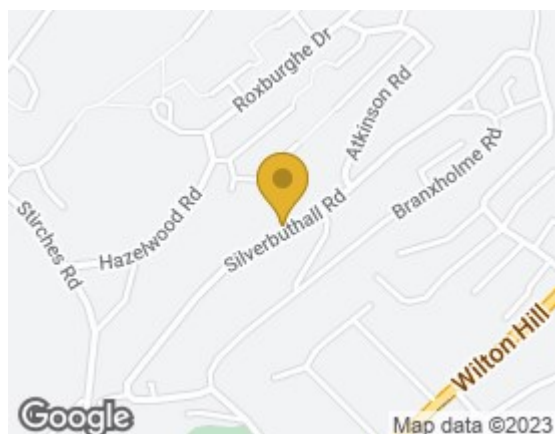
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



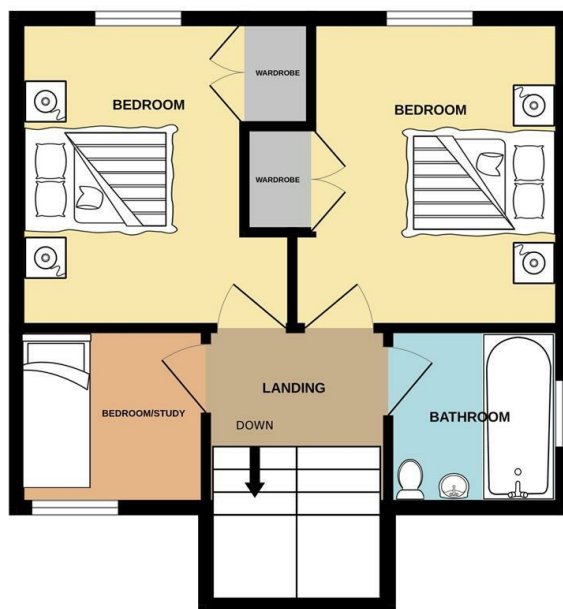
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(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			
Scotland		EU Directive 2002/91/EC	

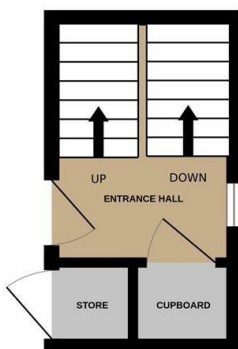
LOWER GROUND FLOOR



1ST FLOOR



GROUND FLOOR



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