



BANNERMANBURKE

PROPERTIES LIMITED



1 Rectory Close Liddesdale Road, Hawick, TD9 0ET

Offers In The Region Of £125,000



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- VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ DOUBLE GLAZING ■ GAS CENTRAL HEATING ■ FRONT, SIDE AND REAR GARDENS WITH SHED ■ COMMUNAL PARKING ■ EPC RATING C

We are delighted to bring to market this two bedroom end terraced home in a lovely location, a short flat walk to the town centre and all amenities. Ideal first time buy or down sizing opportunity, this centrally located property benefits from private front and rear gardens and ample communal off street parking. Gas central heating and double glazing is also advantageous. Early viewing is 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 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

Entered from the front via a solid timber door into an entrance vestibule which leads into the hallway. Carpeted stairs lead up to the upper level and a timber and glazed door provide access to the sitting room. The sitting room is located to the front of the property with double glazed windows overlooking the front garden. Decorated in white with carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the marble effect fireplace with electric fire. Access to the dining kitchen is from here via a timber and glazed door. Located to the rear with double glazed windows overlooking the rear garden and a double glazed door providing access out. Good range of floor and wall units with ample work surface space and tiled to the splashback areas. Space and plumbing for a washing machine and fridge freezer. Built in single electric oven and four burner ceramic hob. Single bowl stainless steel sink and drainer with mixer tap. A timber door provides access to a very large under stairs cupboard, providing excellent storage.

The upper landing is accessed via a carpeted staircase. Double glazed window to the side allows in ample natural light and a cupboard houses the Vaillant combination gas boiler. There is an access hatch to the roof space. Both bedrooms are double rooms with built in cupboards providing good storage. One is located to the front and one to the rear, both with double glazed windows, carpet flooring and central heating radiators. The shower room is located to the rear with a double glazed Velux style window and comprising of a 3pc suite of wash hand basin, WC and double walk in shower enclosure with electric shower. Chrome heated towel rail, vinyl flooring and glazed ceiling light.

Room Sizes

SITTING ROOM 3.20 x 4.90

DINING KITCHEN 4.16 x 3.30

DOUBLE BEDROOM 3.20 x 3.20

DOUBLE BEDROOM 2.60 x 4.12

SHOWER ROOM 1.50 x 2.60

Externally

The property benefits from an enclosed front, side and rear garden. The rear garden is bounded by fencing with shed and patio. There is gated access at the side of the property.

Directions

From the High Street travelling West, take a left at the end of the street onto Slitrig Crescent and follow the road around. The property is located on the right hand side after St Cuthbert's Church.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

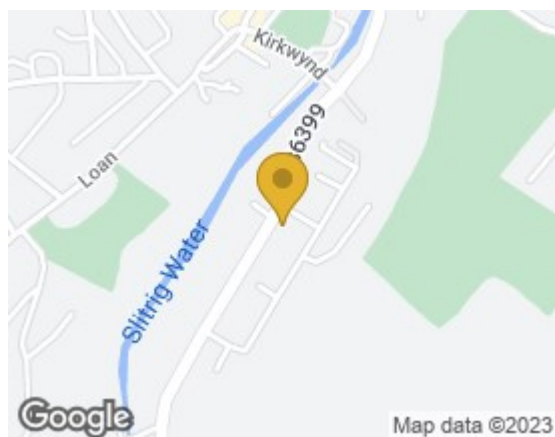
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

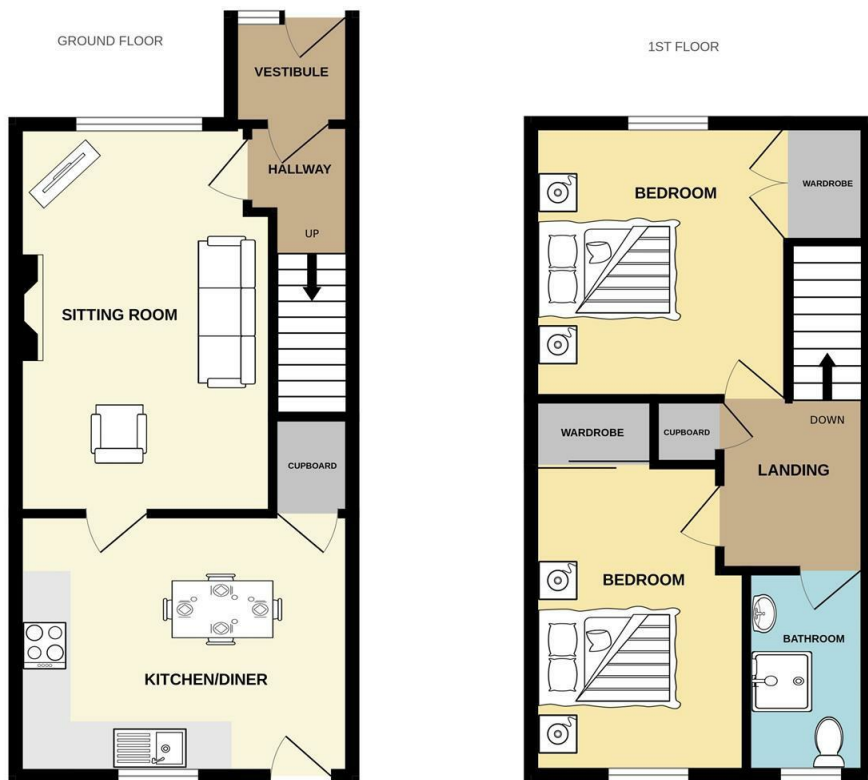
Notice:

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			87
(81-91) B		72	
(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			86
(81-91) B		81	
(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	



1 RECTORY CLOSE, HAWICK

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