



BANNERMANBURKE

PROPERTIES LIMITED



2 Wellfield Bank, Hawick, TD9 7BQ
Offers In The Region Of £120,000



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- VESTIBULE AND HALLWAY ▪ SITTING ROOM ▪ DINING ROOM ▪ KITCHEN ▪ THREE DOUBLE BEDROOMS ▪ BATHROOM ▪ GREAT STORAGE ▪ GAS CENTRAL HEATING AND DOUBLE GLAZING ▪ PRIVATE FRONT SIDE AND REAR GARDENS WITH PATIO AND SHED ▪ REAR VESTIBULE WITH INTEGRATED INTERNAL OUTHOUSE

We are delighted to bring to market this three bedroom semi detached family home in a popular residential area of town, where properties don't often become available for sale. Offered for sale in good order with double glazing and gas central heating but would benefit from a degree of upgrading. The property boasts lots of potential for redesign if so desired with many additions possible. This lovely home is very well appointed and offers spacious family living. Private gardens to the front and rear are well tended with patio areas and garden shed. Ideally located for Wilton Primary School and on a good bus route to the town centre. 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 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 of the property via a double glazed door in to the entrance vestibule where a timber door provides entry to the

hallway and all accommodation. The hallway is spacious with good storage and one very walk in cupboard that would make an ideal WC facility. Carpeted stairs leads to the upper level where three bedrooms and family bathroom are located. On the ground floor is the sitting room, dining room and kitchen.

The sitting room is located to the front and is nice and bright with a large double glazed window overlooking Wilton Primary School and beyond. The main focal point of the room is the Fyfe stone fireplace with gas fire inset. TV aerial point, carpet flooring, ceiling light and central heating radiator.

To the front also is the dining room, again with windows overlooking the front garden. A serving hatch through to the kitchen is a nice feature. This room could be extended in to the kitchen to create a large dining kitchen/family room, with relevant permissions. Next door is the kitchen which is well equipped with a good range of floor and wall units and ample worksurface space. Space for free standing cooker and washing machine. Breakfast bar area, central heating radiator and ceiling light fitting. A door from here leads to a rear vestibule with a door to the side of the property and a large internal outhouse.

On the upper landing, all three bedrooms are a good size with carpet flooring, central heating radiators and ceiling lights, one with fitted wardrobes. The two front bedrooms provide lovely views via double glazed windows with a third double to the rear.

The bathroom has been upgraded in recent years and comprises of a 3pc suite of wash hand basin, WC and bath with electric shower above. Decorated with shower boarding, vinyl flooring, ceiling light and chrome heated towel rail. A large cupboard on the landing houses the Vaillant gas boiler and provides additional storage.

Room Sizes

SITTING ROOM 3.60 X 4.05
DINING ROOM 3.95 X 3.00
KITCHEN 3.00 X 2.85
DOUBLE BEDROOM 3.95 X 4.05
DOUBLE BEDROOM 3.05 X 3.60
SINGLE BEDROOM 3.00 X 2.85
BATHROOM 1.95 X 19.0

Externally

There is a very well maintained front and rear private garden area with patio and shed. Beautiful views overlooking the town.

Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and take a right onto Havelock Street. Drive up Havelock Street and pass the playpark on the left. Take the next left on to Branxholme Road and continue forward. Wellfield Bank is located on the bend in the road on the left hand side and the property sits on the left.

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.

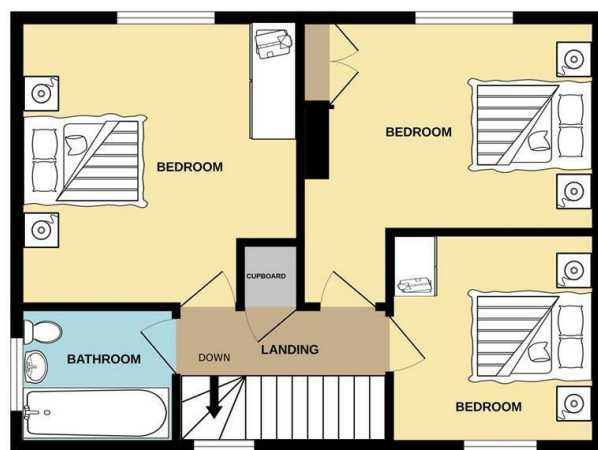
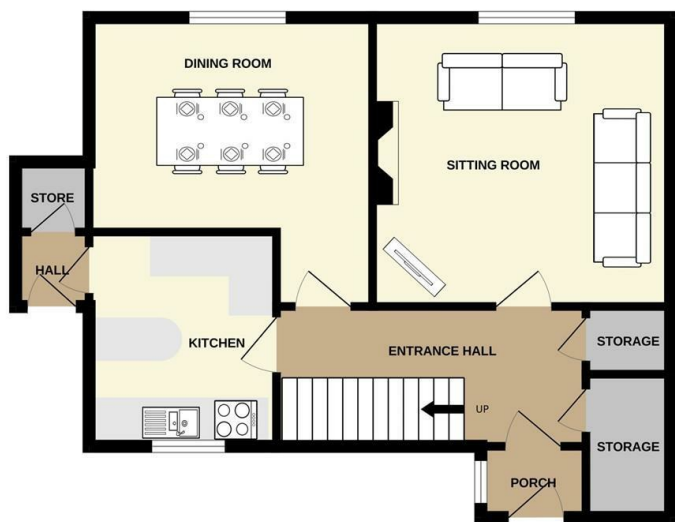


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



2 WELLFIELD BANK, HAWICK

Important:

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