



BANNERMANBURKE

PROPERTIES LIMITED



53 Hillend Drive, Hawick, TD9 8BX

Offers Over £90,000



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■ HALLWAY ■ LIVING ROOM ■ KITCHEN ■ 2 DOUBLE BEDROOMS ■ BATHROOM ■ FRONT AND REAR GARDENS WITH SHEDS ■ OFF STREET PARKING ■ GCH & DG ■ EPC C

We are delighted to bring to market this two bedroom semi detached house located in the popular Burnfoot area of town with lovely views to the rear. Offered for sale in good decorative order with the benefit of off street parking, and front and rear gardens. Gas central heating and double glazing. Viewing is recommended to fully appreciate.

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 in through a timber door to the front of the property, the hallway gives access to the kitchen, living room and upper floor via a carpeted turning staircase. The living room can be accessed from the hallway or kitchen and extends the length of the property, this room is flooded with natural light due to the large windows to both the front and rear. Decorated in neutral tones with original wood flooring, the main focal point of the room is the wall mounted gas fire with marble hearth below. The kitchen is to the rear of the property and can be accessed from the hallway or living room. Floor and wall mounted units provide ample storage, with black laminate worksurfaces and tile to splashback area, free standing range style cooker (included in the sale) space and plumbing for washing machine, fridge freezer and tumble dryer. Alpha boiler is located within an upper unit in the kitchen. Laminate to floor, decorated in neutral tones. Stainless steel one and a half bowl sink with mixer tap over. A door within the kitchen leads to a side vestibule providing access out to the garden and has a large storage cupboard which houses the electric switch gear.

A carpeted turning staircase leads to the upper level where the 2 double bedrooms and bathroom are located. A cupboard on the turn of the stairs provides good storage, access hatch to the loft space above providing further storage. A large window to the side allows natural light to the hallway. The two bedrooms are both generous in size with one to the front which has built in wardrobes and the second bedroom to the rear enjoys lovely views over the town. The bathroom is to the rear also and comprises of 3 piece suite of bath with electric shower over, wash hand basin and WC set in vanity furniture. Heated towel rail. Decorated in neutral tones with tile to bathing area and tile to floor.

This is a spacious property with good storage and substantial garden and should be viewed to fully appreciate.

Room Sizes

Kitchen 3.30 x 2.84

Rear Vestibule 1.24 x 1.04

Living Room 3.31 x 5.61

Double Bedroom 4.54 x 2.93

Double Bedroom 2.268 x 4.006

Bathroom 2.24 x 1.74

Externally

The property benefits from front garden with mature shrubs and trees and offers off street parking for a single vehicle. To the rear is a large garden, laid to lawn with clothes drying facilities and 2 sheds. Lovely views over the town can be enjoyed from here.

Directions

Heading south on the A7 take the first left after Galalaw roundabout onto the B6359, take a right onto Henderson Road, at the junction take a right onto Galalaw Road and then left onto Hillend Drive, the property is 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:

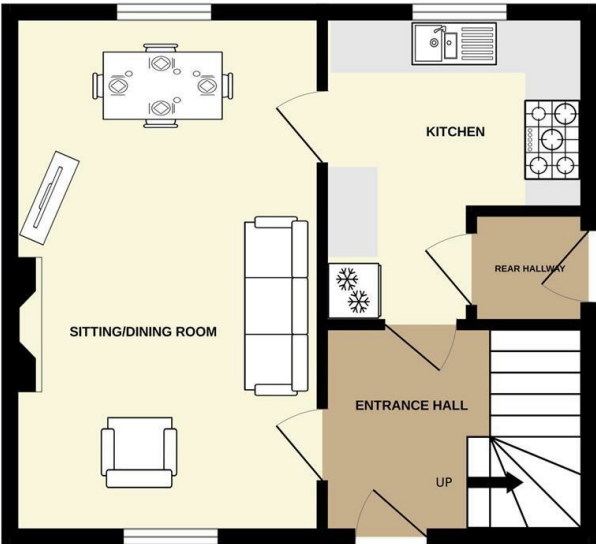
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



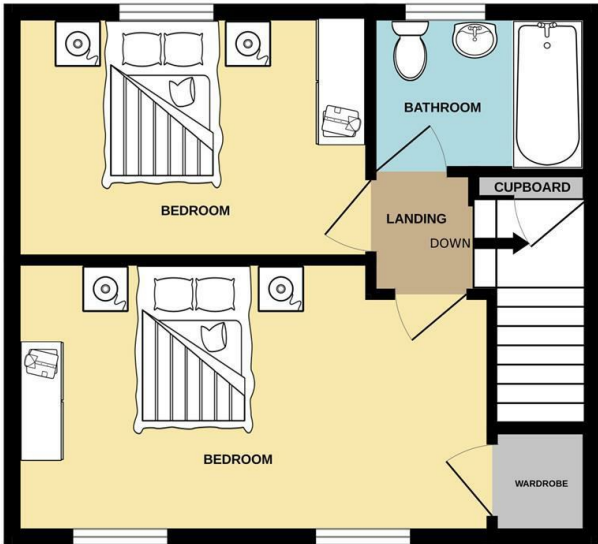
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	68	84
(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	

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



53 HILLEND DRIVE, HAWICK

Important:

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