



BANNERMANBURKE

PROPERTIES LIMITED

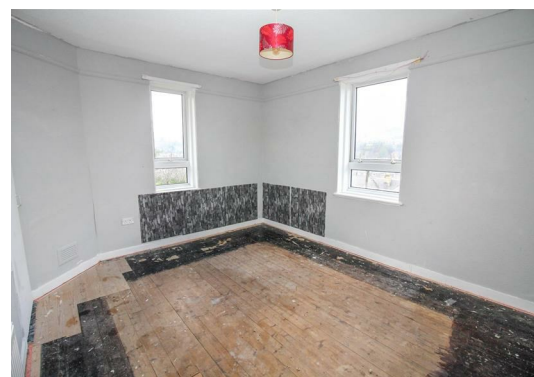


4 Kilnhill Weensland Road, Hawick, TD9 9NX

Offers In The Region Of £65,000



Viewing is recommended of this two bedroom upper quarter house, in the popular Weensland Road area of town. Set in a slightly elevated position with lovely views over the town and surrounding area. Ideal first time buy, buy to let investment or downsize opportunity. The property would benefit from some cosmetic upgrading to make a lovely home. Front and rear doors are advantageous along with a private area of garden to the rear and side. Located just a short walk to the town centre and all local amenities.



The Property

The property is entered from the side via a double glazed door into a small vestibule where stairs lead to the first floor level and all accommodation. The hallway has a large cupboard housing the Vaillant gas boiler and provides storage. The living room is located to the front of the property with two large double glazed windows providing lovely views over the town. Central heating radiator, ceiling light and fireplace. Access to the kitchen.

The kitchen is located to the rear with a double glazed window overlooking the rear garden and a double glazed door providing access out. Good range of floor and wall units with work surface space and tiling to splashback areas. Space and plumbing for a washing machine, free standing cooker and free standing fridge freezer. Single bowl stainless steel sink and drainer.

Both the double bedrooms are a generous size, one to the front with double aspect windows and one to the rear. Both have a small built in cupboard, central heating radiator and ceiling light. The bathroom comprises of a 3pc suite of wash hand basin, WC and bath with electric shower above and shower boarding. Central heating radiator, ceiling light and double glazed opaque window.



Room Sizes

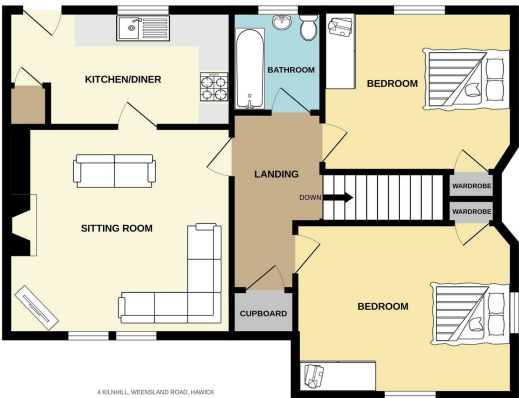
- SITTING ROOM 4.3 x 4.1
- KITCHEN 2.37 x 2.26
- DOUBLE BEDROOM 4.3 x 3.4
- DOUBLE BEDROOM 3.2 x 3.8
- BATHROOM 1.8 x 2.1

Externally

There is an area of garden to the rear and side of the property which is laid to lawn.

Directions

From the Mart Street roundabout, take the exit for Weensland Road and continue forward to the first turning on your right. Turn back on yourself on to Douglas Road East and the property lies on the left hand side.



Sales and other Information

Fixtures and Fittings

N/A - Sold as seen.

Services

Mains drainage, water, gas and electricity. Gas safety certificate available.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

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