



BANNERMANBURKE

PROPERTIES LIMITED



14 Ivanhoe Terrace, Hawick, TD9 8EE

Offers In The Region Of £120,000



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- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ REAR VESTIBULE ■ SHOWER ROOM ■ 3 DOUBLE BEDROOMS ■ FRONT AND REAR GARDEN WITH DECKING AND SHED ■ LOVELY VIEWS ■ EPC RATING D

We are delighted to offer for sale this three bedroom spacious family home, located in a popular area of town just a short walk from the town centre and all local amenities. In need of some upgrading this property is an ideal opportunity for the new owner to turn this into the perfect family home. Benefits from gas central heating and double glazing throughout. Generous garden grounds to the front and rear with shed and decking area.

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 double glazed door into the entrance hall, access is given to the living room, shower room and a carpeted staircase leads to the upper level. A timber unit houses the electric meter and switch gear and an understairs cupboard

provides storage. The living room runs the length of the property with double glazed windows to the front and rear. The main focal point of the room is the timber fire surround with marble back and hearth and gas fire inset. Carpet flooring, central heating radiator and ceiling light. Access to the kitchen, which is located to the rear with double glazed window looking over the back garden. Ample floor and wall mounted units in white with marble effect work surfaces and splashbacks. Space and plumbing for washing machine and space for fridge freezer. Vinyl flooring. Pulley system. Single built in electric oven and four burner gas hob with chimney style cooker hood above. Single bowl stainless steel sink and drainer with mixer tap. The kitchen leads through to a rear vestibule with a large walk in storage cupboard housing the Vaillant Combination gas boiler and provides excellent storage. A door to rear leads out to the garden.

The shower room is on the turn of the stair and comprises of 3pc suite of wash hand basin, WC and double walk in shower enclosure with chrome shower run off the boiler. Tiled to full height in a white tile with tiled flooring. White heated towel rail and flush ceiling light. Double glazed opaque window.

A carpeted turning staircase with timber handrail leads to the upper level with double glazed window to the front allowing good natural light to the landing area. Large storage cupboard and access to the attic. The three bedrooms are all good size doubles with built in storage in each room. The bedroom to the front has lovely views over the town and the further two rooms overlook the rear garden.

Room Sizes

Hallway 2.00 x 5.00
Living Room 3.50 x 5.55
Kitchen 2.70 x 3.40
Shower Room 1.8 x 2.00
Bedroom 4.00 x 2.75
Bedroom 4.22 x 3.10
Bedroom 2.70 x 4.00

Externally

The front garden is laid to lawn with mature trees, shrubs and a patio area to enjoy the lovely views. Access to the rear of the property via side path. The rear garden is a generous size with decking area, lawn, shed and patio and is bounded by fencing allowing good privacy.

Directions

Entering Hawick on the A7 from the North, take a left onto Burnfoot Road and the first left again into Ivanhoe Terrace. Follow the road along and the property lies on the right hand side.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

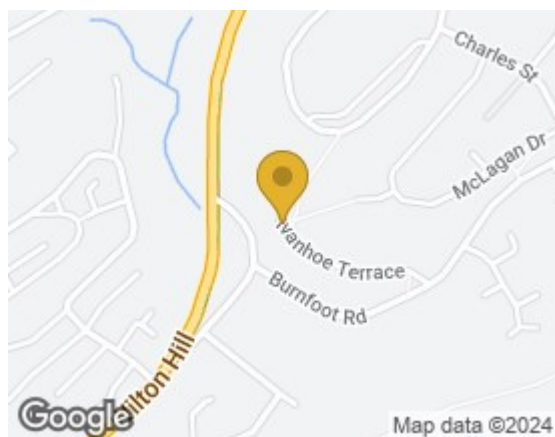
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

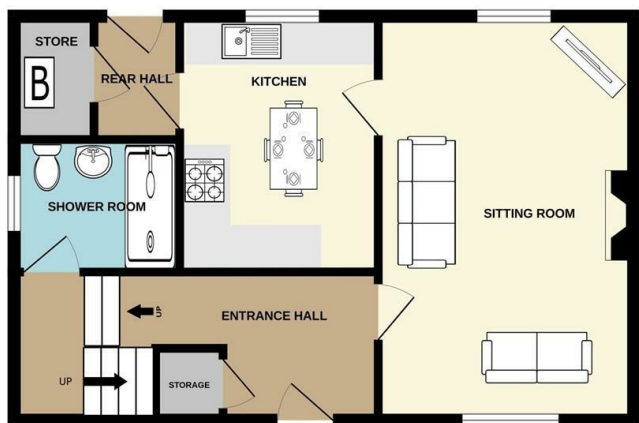
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



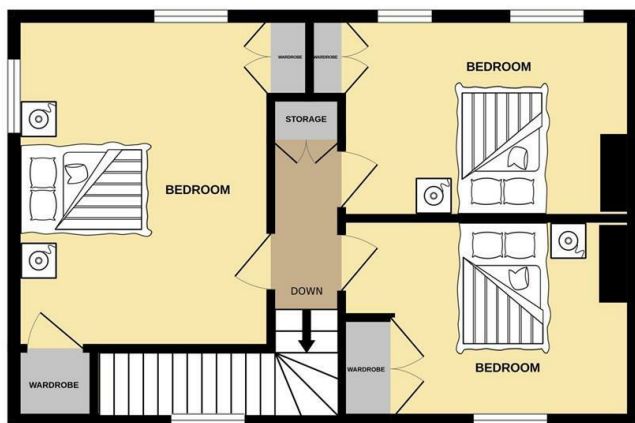
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) 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



1ST FLOOR



14 IVANHOE TERRACE, HAWICK

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