



BANNERMANBURKE

PROPERTIES LIMITED



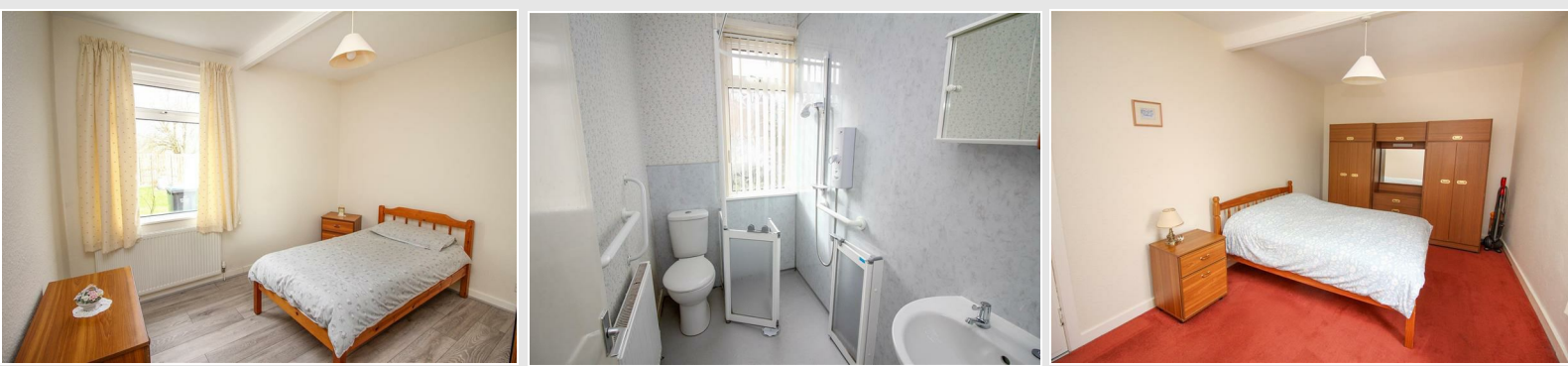
57 Oliver Park, Hawick, TD9 9PL
Offers In The Region Of £90,000

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■ VESTIBULE AND HALLWAY ■ SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ WET ROOM ■ GOOD STORAGE ■ DOUBLE GLAZING AND GAS CENTRAL HEATING ■ FRONT AND REAR GARDENS ■ DRIVEWAY AND GARAGE ■ EPC RATING E

We are delighted to bring to market this lovely ground floor two bedroom quarter house with drive, garage and front and rear gardens. Offered for sale in very good order and would make an ideal downsizing opportunity or holiday home investment. Located a short flat walk to the town centre and all local amenities and on a good bus route. Benefits from gas central heating and double glazing. Off street parking in the form of a driveway is a great advantage along with garage and front and rear gardens. Early viewing is recommended to avoid disappointment.

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

The property is entered from the side via double glazed door into the entrance vestibule which is decorated in neutral tones with carpet to floor. A timber and glazed door leads into the hallway where all accommodation is accessed. The hallway is decorated in neutral tones with carpet flooring. A large walk in storage cupboard with double glazed window and power and light is a great advantage and currently houses the fridge freezer. The sitting room is a lovely big room located to the front, overlooking the garden. Decorated in neutral tones with carpet flooring. The main focal point of the room is the brick fireplace with timber mantle and tiled hearth with electric fire. Also located to the front with double glazed window is the kitchen. Good range of timber wall and floor units with marble effect work surfaces and tiling to splashback areas. Vinyl flooring. Space for electric cooker and space and plumbing for washing machine. A larger cupboard provides additional storage. The Viessman gas boiler is wall mounted and a single bowl stainless steel sink and drainer sit beneath the window.

The wet room is located to the front with electric shower, WC and wash hand basin. This room has shower boarding to the bathing area which makes for easy cleaning and a double glazed opaque window to the front allows good natural light.

Both Bedrooms are located to the rear and are generous in size. The larger of the two has ample room for bedroom furniture, and decorated in neutral tones with carpet to floor. The second bedroom has built in wardrobes, decorated in neutral tones with laminate flooring.

Room Sizes

Sitting Room 3.65 x 4.50

Kitchen 3.40 x 2.00

Double Bedroom 4.90 x 3.00

Double Bedroom 3.5 x 3.00

Wet Room 1.32 x 2.22

Externally

There is a front garden laid to lawn with shrubbed borders and a rear garden with lawn and greenhouse. A driveway provides off street parking for two vehicles and a single car garage provides excellent additional storage.

Directions

From the roundabout at Mart Street, take the exit for Weensland Road and continue forward. Take the 3rd left into Oliver Park and the property lies on the right hand side.

Sales and Other Information

Fixtures and Fittings

Carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

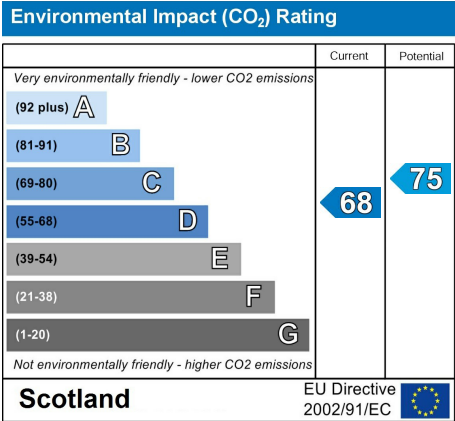
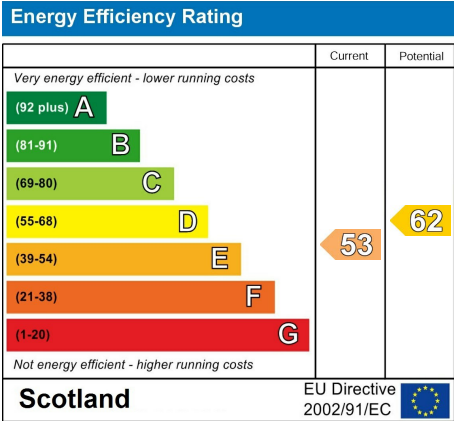
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

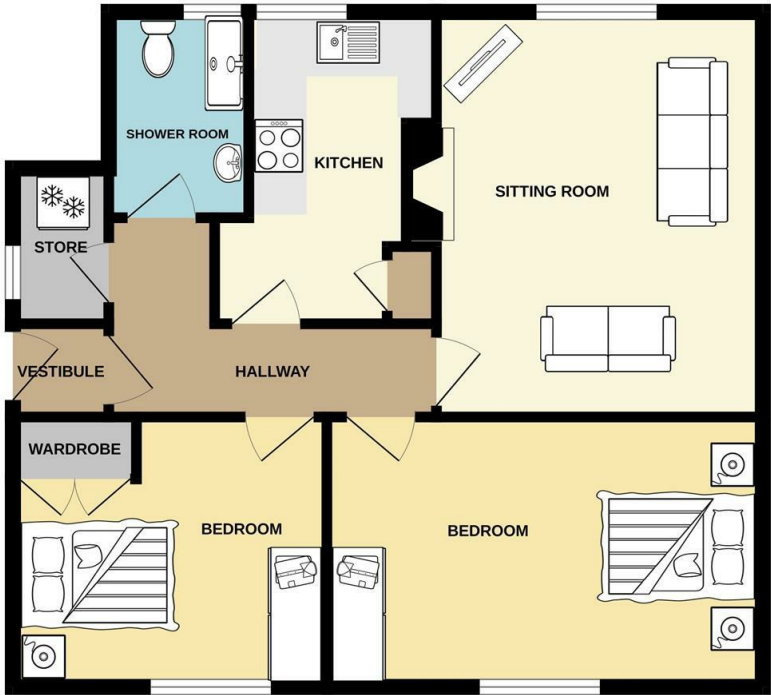
Strictly by appointment through Bannerman Burke Properties Ltd.

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.



GROUND FLOOR



57 OLIVER PARK, HAWICK

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