



BANNERMANBURKE

PROPERTIES LIMITED



Broomlands Brae Stirches Road, Hawick, TD9 7HF

Offers In The Region Of £435,000



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- VESTIBULE AND WELCOMING HALLWAY ■ GRAND SITTING ROOM ■ LARGE OPEN PLAN KITCHEN AND DINING ROOM ■ REAR HALLWAY WITH BOOT ROOM AND UTILITY ROOM ■ FAMILY BATHROOM AND TWO WC'S (ONE WITH POTENTIAL TO CONVERT TO A SHOWER ROOM) ■ FIVE DOUBLE BEDROOMS (ONE OF WHICH IS A MASTER SUITE) ■ ATTIC SPACE FOR STORAGE ■ GENEROUS GROUNDS WITH ENCLOSED PATIO, LOG STORE AND OUTHOUSE ■ OFF STREET PARKING FOR THREE VEHICLES ■ EPC RATING D

We are delighted to bring to market this simply stunning five bedroom detached family home that has recently been renovated to an exacting standard. Offered for sale in immaculate order boasting tasteful and elegant décor, beautiful fireplaces with log burning stoves, large floor to ceiling newly installed double glazed windows, a stylish and contemporary kitchen and dining room which offers a great entertaining space, all while retaining many original features. The countryside backdrop is enviable giving a country living feel all while being located in a central location of the town, a short walk to all local amenities and on a good bus route. Viewing is a must to fully appreciate this hidden gem.

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 original solid double timber doors to a small vestibule that leads in to a large and welcoming hallway. Beautifully decorated in patterned wallpaper with tile effect laminate flooring that runs through to the kitchen and dining room, large double glazed windows that allow in lots of natural light, central heating radiator and attractive ceiling light fitting. Painted timber beams to the ceiling are a lovely feature. A carpeted turning staircase leads to the upper level where 5 bedrooms, family bathroom and WC are located.

A cloakroom and WC on the ground floor is accessed from the hallway and is a useful additional facility with a range of coat hooks, wash hand basin and tiled flooring. A WC with double glazed window is accessed from here

also and painted timber panelling with patterned wallpaper makes the décor fresh and on trend.

To the front is the impressive sitting room that spans the length of the property with large double aspect floor to ceiling windows and double glazed door to the newly laid enclosed patio, which is located to the side of the property. This grand room has high ceilings, beautiful sleeper mantle with multi fuel stove set upon a slate hearth and solid wood flooring. The décor is again modern and inviting with two central heating radiators in keeping with the style.

On the other side of the property is the kitchen and dining room which are open to each other offering a great entertaining/family living space. These stunning rooms have again been sympathetically modernised in keeping with the style and period of the property. Ample floor units with marble effect worksurfaces offer great storage and a free standing island is a beautiful feature. Two large double glazed windows overlook the rear of the property onto open fields offering a very pleasant outlook. One and a half bowl porcelain sink and drainer with mixer tap sits beneath a window and a large range style cooker with 6 gas burners is ideal for cooking enthusiasts. The dining room is bright and spacious with ample room for dining furniture and a log burning stove set on a tiled fireplace along with two large cupboards for storage. Attractive ceiling light fittings in both the kitchen and dining room.

From the kitchen, a solid timber door leads to a back hallway with access to the rear of the property, houses a pantry cupboard and also leads to a boot room and utility room. The utility room is well equipped with floor and wall mounted units and ample work surface space with space and plumbing for a washing machine and tumble dryer (not included in the sale). Large pantry style floor to wall units provide excellent storage also. A porcelain sink and drainer sits beneath a double glazed window overlooking the side of the property. The boot room again is a very useful space with a range of coat hooks and double glazed window. Offers good storage.

The wide turning staircase with carpet runner leads to the first floor landing. On the turn of the stairs is a large decorative window providing lots of light for the upstairs landing areas. Five double bedrooms (one currently used as a dressing room) including with a very large master suite are all generous in size and offer great family living accommodation. The master suite is just beautiful with double aspect windows, working fireplace with open grate and a seating area for relaxation. All bedrooms are beautifully decorated, light and airy. The family bathroom comprises of 3pc suite of wash hand basin, WC and bath with chrome square head shower over the bath, run off the boiler. Panel boarding lends to easy cleaning and black and white vinyl flooring is in keeping with the décor. Black heated towel rail and ceiling light fitting. On the landing also is a handy WC, located to the rear of the property. To the side of this is a large walk in linen cupboard which could easily be knocked through into the WC to create a lovely bright shower room. There is access also to the attic space where additional storage is available.

Room Sizes

Sitting Room 6.90 x 4.25

Kitchen 3.20 x 5.26

Dining Room 4.05 x 3.68

WC 1.00 x 1.00 and the cloakroom 3.00 x 1.00

Boot Room 1.35 x 1.95

Utility Room 1.95 x 2.50

Upstairs WC 1.00 x 1.70

Study/Bedroom 2.60 x 3.00

Double Bedroom 4.55 x 2.75

Double Bedroom 3.00 x 4.05

Dressing Room/Double Bedroom 4.00 x 2.60

Master Suite 7.00 x 3.80

Bathroom 3.10 x 1.80

Externally

The property is set in private and generous garden grounds with mature trees and shrubs and open countryside to the rear. A large, newly laid patio offers a lovely al fresco dining area which is bounded by fencing and the driveway has parking for several vehicles. The log store and outhouse is also a great advantage.

Directions

Entering Hawick on the A7 from the north, take a right on to Guthrie Drive and follow it along to the end. Turn left onto Stirches Road and follow the road down the hill. At the bend in the road, the property is located on the right hand side.

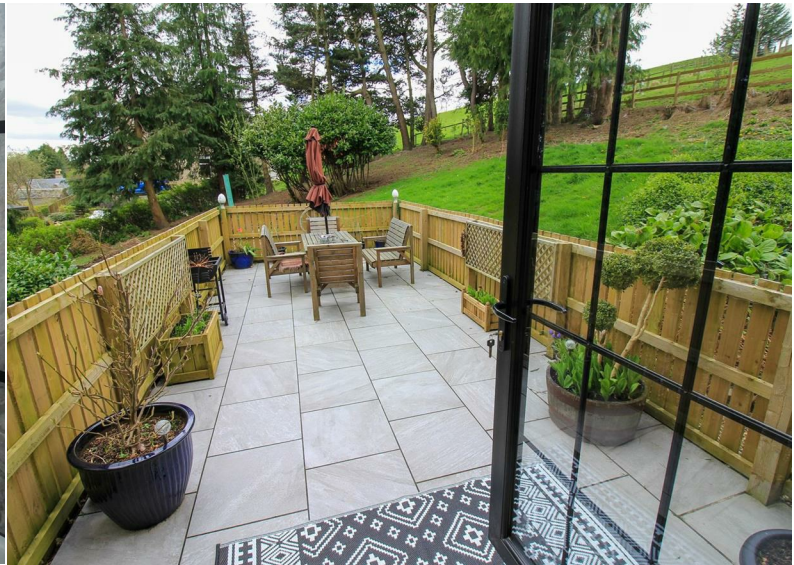
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings 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:

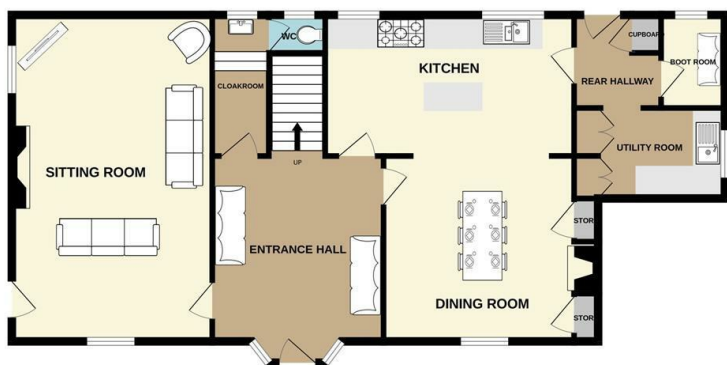
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



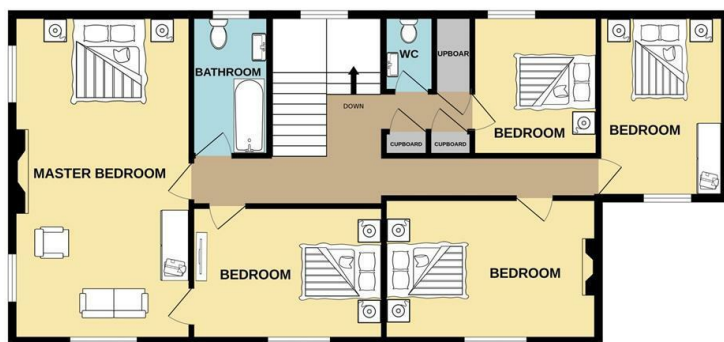
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			67
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



BROOMLANDS BRAE, HAWICK

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