



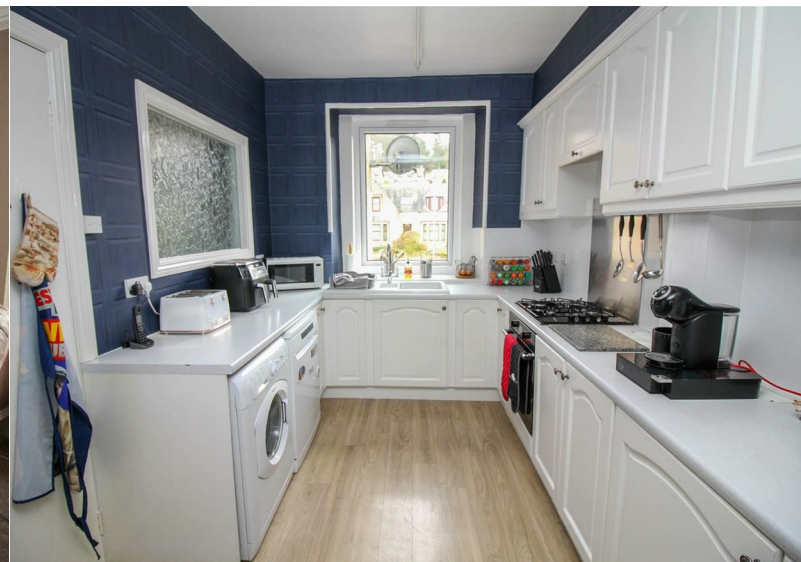
# BANNERMANBURKE

PROPERTIES LIMITED



**6/2 Park Terrace, Hawick, TD9 9JP**  
**Offers In The Region Of £120,000**

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# 6/2 Park Terrace, Hawick, TD9 9JP

## Offers In The Region Of £120,000



- SHARED INTERNAL PORCH ■ HALLWAY ■ LIVING ROOM ■ DINING KITCHEN ■ SHOWER ROOM ■ FAMILY BATHROOM ■ 3 BEDROOMS ■ OFF STREET PARKING FOR 2 VEHICLES ■ GARDEN WITH SHEDS ■ CELLAR

We are delighted to offer for sale this immaculate three bedroom double upper maisonette with off street parking for two vehicles and private garden. Offered for sale in great order with gas central heating, double glazing, three bedrooms, two bathrooms, dining kitchen and living room with bay window. Ideal first time buy, family home, or downsize opportunity. Centrally located for the town's High Street and all local amenities. Cellar provides additional storage.

### 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

An external stair leads up into an internal porch shared only with the next door property. A UPVC double glazed door opens into the hallway where all accommodation can be accessed. The living room is to the front of the property and is a large bright room decorated in neutral tones with carpet to floor and boasts lovely features such as high ceilings, cornicing and deep skirtings. A large bay window and second window flood the room with

light and take in the lovely views out over the town and countryside. The main focal point of the room is the timber fire surround, painted white with marble back and hearth and gas fire inset, set against a lovely floral feature wall. A recessed display unit with shelving and storage beneath is another lovely feature in this room. Attractive ceiling light fitting with matching wall lights. The kitchen is to the rear and is a good size offering space for dining furniture. Ample floor and wall mounted units in white with laminate worktops and white tile effect splashback. Integrated electric oven and 4 burner gas hob with extractor over, integrated fridge freezer and space and plumbing for washing machine and dishwasher. A one and half bowl porcelain sink with chrome mixer tap sits under a large double glazed window overlooking the garden and the lovely views to the rear. Tastefully decorated in a navy wallpaper with vinyl flooring and an internal window allows light to the hallway. A downstairs shower room is a great asset and comprises of walk in shower enclosure with shower boarding and chrome shower run off the boiler, WC and wash hand basin. Decorated in neutral tones with vinyl flooring, central heating radiator and double glazed opaque window to the side. A carpeted staircase leads to the upper landing where the family bathroom and three bedrooms can be found. An attic hatch gives access to the loft space.

The family bathroom is to the rear and is a good size room with two large cupboards, one housing the hot water tank with shelving above and the other housing the Glow Worm combi boiler. The three piece suite comprises of bath with electric shower over, WC and wash hand basin. Attractive marble effect shower boarding and black shower screen are lovely features. Decorated in neutral tones with vinyl flooring, double glazed opaque window to the side.

All bedrooms have built in storage and are tastefully decorated with carpet flooring, central heating radiators, and ceiling light fittings. The outlook to either side of the property is equally pleasing so all bedrooms enjoy lovely views.

6/2 Park Terrace is in walk in condition, offering spacious family accommodation and should be viewed to fully appreciate.

## Room Sizes

The Kitchen 4.12 x 2.52

Living Room 3.722 (bay window 4.77) 4.69

Shower room 1.28 x 1.92

Bathroom 2.47 x 3.47 (widest point)

Bedroom 1.91 x 2.56

Bedroom 3.52 x 2.74

Bedroom 2.73 x 3.12

## Externally

The property benefits from off street parking for 2 vehicles and a private garden with patio area, shed and clothes drying facilities. Bounded by fencing. A private cellar is accessed to side of the lower-level property.

## Directions

From the High Street, take a left onto O'Connell Street and follow the road up and around onto Melgund Place, take a left onto Lock Park Road and continue up past the junction for Dakers Place and Park Terrace to Lock Hart Place, turn right at the junction and the property is on your right.

## 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](mailto: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.



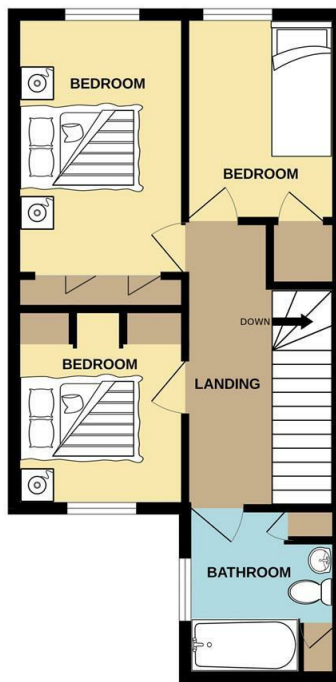
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

FIRST FLOOR



UPPER FLOOR



6/2 PARK TERRACE, HAWICK

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