



# BANNERMANBURKE

PROPERTIES LIMITED



**9 Trevelyan Terrace, Hawick, TD9 0AZ**

**Offers In The Region Of £95,000**



# 9 Trevelyan Terrace, Hawick, TD9 0AZ

## Offers In The Region Of £95,000



- ENTRANCE HALL ■ LIVING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ GAS CH AND DG ■ PRIVATE FRONT COURTYARD ■ LARGE INTEGRATED OUTHOUSE ■ SHARED DRYING GREEN TO THE REAR ■ EPC RATING C

Viewing comes recommended of this two bedroom terraced house in the popular West End area of town. Offered for sale in immaculate order and benefitting from gas central heating and double glazing. Freshly decorated in neutral tones with newly laid flooring throughout and the recently installed bathroom is both stylish and contemporary. Private courtyard with outhouse to the front. Ideal first time buy, downsize opportunity, rental or holiday home investment.

### 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

The property is entered from the front via a double glazed door into the entrance hallway which is decorated in neutral tones with carpet flooring. Access to the kitchen and living room and stairs to the ground floor level where two bedrooms and bathroom are located. The bright kitchen is located to the front of the property with a large double glazed window overlooking the front courtyard. Ample floor and wall units in white with black granite effect work surfaces and tiling to splashback areas. Space and plumbing for a washing machine and gas cooker with extractor above. Single bowl stainless steel sink and drainer with mixer tap. Recessed ceiling spotlights. Tile effect vinyl flooring. A timber door leads to a large pantry cupboard, housing the combination gas boiler.

The living room is generous in size and is located to the rear of the property with two large double glazed windows overlooking the town and providing lovely views. Decorated in grey with a feature wall in patterned wallpaper and carpet flooring, two central heating radiators and two ceiling spotlight fittings. Wall mounted electric log effect fire. There is a very large cupboard also with the benefit of light, ideal for additional storage.

A carpeted staircase with timber banister leads to the lower level where there is access to two bedrooms and bathroom. Two large cupboards provide good storage, one housing the electric meter and switch gear. Central heating radiator, ceiling light and smoke alarm.

Both bedrooms are doubles and overlook the rear of the property with double glazed windows, one with a door out. Decorated in neutral tones with carpet flooring, central heating radiators and ceiling lights. One has a built in wardrobes with hanging and shelving. The newly installed bathroom comprises of 3pc suite of wash hand basin, WC and bath with shower run from the taps. Tiled to full height in a grey tile with vinyl flooring, chrome heated towel rail and ceiling light fitting.

## Room Sizes

LIVING ROOM 6.30 x 4.00

KITCHEN 2.85 x 2.70

DOUBLE BEDROOM 3.00 x 4.00

DOUBLE BEDROOM 4.00 x 3.20

BATHROOM 2.00x 1.70

## Externally

Private courtyard to the front of the property along with a large integrated outhouse. To the rear is a shared drying green.

## Directions

From the High Street travelling West, turn on to the Howegate and continue on to Drumlanrig Square and the Loan. Turn right on to Drumlanrig Place and continue on to Trevelyan Terrace. 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:**

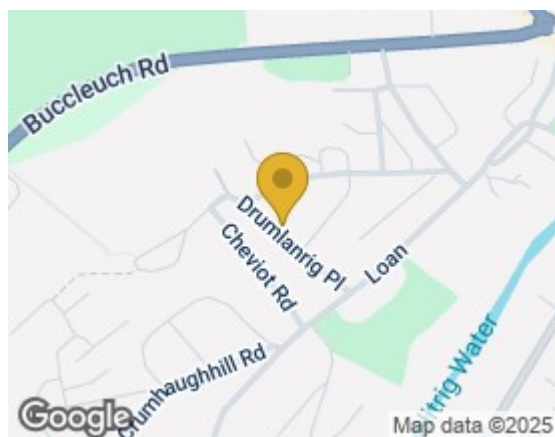
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

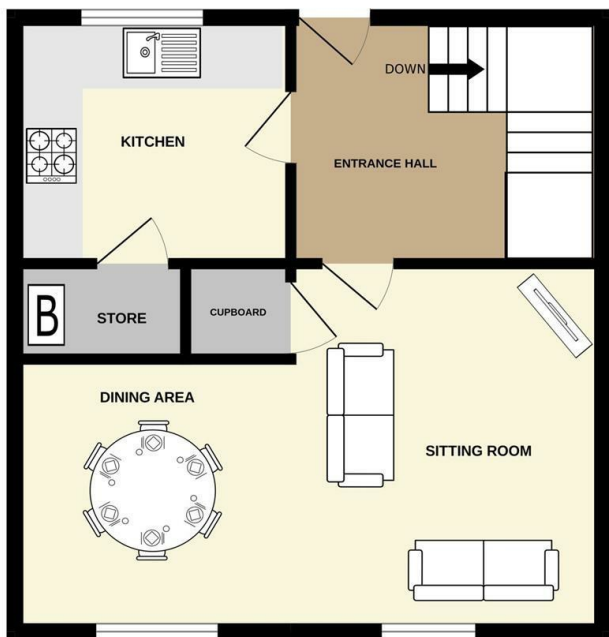
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



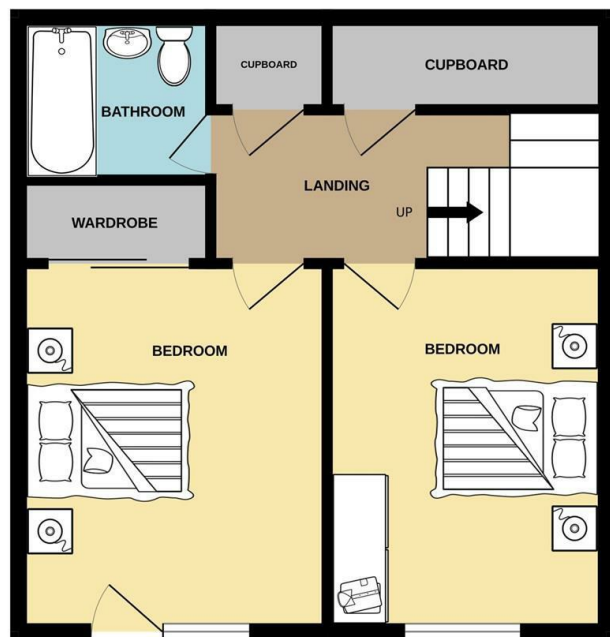
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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		72	75
(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	

GROUND FLOOR



LOWER GROUND FLOOR



9 TREVELYAN TERRACE, HAWICK

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