



# BANNERMANBURKE

PROPERTIES LIMITED



**2 Lindisfarne Stirches Road, Hawick, TD9 7HF**

**Offers In The Region Of £260,000**



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- LARGE ENTRANCE VESTIBULE ■ SITTING ROOM LEADING TO DINING HALL ■ DRAWING ROOM ■ MASTER SUITE WITH ENSUITE WET ROOM ■ 2 FURTHER GENEROUS SIZED DOUBLE BEDROOMS ■ KITCHEN WITH BACK HALLWAY PANTRY AND STORAGE ■ ABUNDANCE OF ORIGINAL PERIOD FEATURES ■ EXPANSIVE GARDEN GROUNDS AND COURTYARD ■ SWEEPING DRIVEWAY WITH PARKING, GARAGE AND OUTBUILDINGS ■ OPEN OUTLOOK TO COUNTRYSIDE

A rare and exciting opportunity has arisen to acquire this stunning three bedroom lower villa, located on the edge of town at the top of Stirches Road, surrounded by private garden grounds and a countryside backdrop. This property has been sympathetically modernised over the years while still retaining an abundance of stunning and original features, such as stained glass windows in the entrance vestibule, bespoke fireplaces, impressive architraves and solid wood arches with ornate carvings. The property also benefits from a single car garage, two outhouses with power and water and a sweeping driveway that leads up to the Villa and offers off street parking for several vehicles.

### 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 impressive frontage of this beautiful traditional property sets the scene for the wealth of period features that await when entering in through the solid timber door flanked by imposing pillars. The large entrance vestibule with original decorative tiled floor and stained glass windows is a welcoming space allowing access to the main living accommodation and family bathroom. The sitting room is in the heart of the home and is brimming with character while offering a cosy, comfortable area to relax. The large bay window with raised seating area makes an ideal reading nook or you can curl up in front of the lovely corner fireplace with log burning stove. A beautiful original timber banquette offers further seating and storage. From

here open arches lead to the dining hall with ornate carved timber pillars and arches, intricate cornicing, stained glass windows, high ceilings and deep timber skirtings. This splendid room is ideal for entertaining with ample space for dining furniture. Access from here to three bedrooms, drawing room and to a rear hallway where the kitchen is located. The grand drawing room is to the front with double aspect large bay windows to the front and side allowing in lots of natural light and newly decorated in sage green with deep timber skirtings. The stunning white timber fire surround with cast iron horseshoe insert on a tiled hearth is the focal point of this elegant room. The original parquet flooring has also been lovingly restored and a stunning chandelier hangs from the high ceiling with striking detailed moulding and cornicing. The kitchen is located to the rear with double aspect, double glazed windows to the side and rear and has been updated for modern living with ample floor and wall units with timber effect splashback and work surfaces, which continue along to offer a lovely breakfast bar area looking out over the rear courtyard. Built in electric oven and microwave. Four burner induction hob and stainless steel cooker hood. Space and plumbing for a washing machine and dishwasher and free standing fridge freezer. One and a half bowl stainless steel sink and drainer. Space for tumble dryer. Within the back hallway which provides access to kitchen, are two large storage cupboards, open display area and door to the rear courtyard.

The master suite is to the rear with original fireplace nook boasting beautiful woodwork, stained glass windows and tiled fireplace. This expansive room offers the home owner plentiful space for relaxation and privacy. Tastefully decorated in neutral tones with carpet to floor and attractive ceiling and wall lights. A generous sash and case bay window fills the room with light and is framed by decorative wall panelling which is continued round the room. The contemporary ensuite wet room comprises of shower (run off boiler) with shower boarding, WC and wash hand basin. Chrome heated towel rail and good storage. Two opaque double glazed windows.

A second bedroom is located to the side with sash and case windows and decorated in lovely patterned wallpaper with carpet flooring. The period features are carried through into this room with high ceilings, intricate cornicing and ceiling rose with ceiling light. Deep timber skirtings. Recessed display area with glazed doors and moulded architraves.

The third bedroom is located to the side with large double glazed window. Decorated in white with a dark green feature wall and carpet to floor. This room is versatile in use with open display shelving and cupboard for storage.

Located to the front is the 4pc family bathroom, flooded with light from the long opaque windows to the front and side. This room is the perfect mix of contemporary and traditional with grey timber panelling to walls and the

original decorative stain glass windows have been incorporated as a unique feature. Comprises of wash hand basin, WC, bath and double walk in shower enclosure with chrome shower run off the boiler.

### Room Sizes

- LARGE ENTRANCE VESTIBULE 2.55 x 2.40
- DRAWING ROOM 7.70 x 6.50
- SITTING ROOM 3.80 x 6.20
- DINING HALL 6.80 x 4.15
- BREAKFASTING KITCHEN 5.15 x 3.00
- MASTER BEDROOM 5.85 x 6.30
- ENSUITE WET ROOM 2.60 x 2.20
- DOUBLE BEDROOM 5.00 x 4.20
- DOUBLE BEDROOM 4.70 x 3.00
- FAMILY BATHROOM 5.00 x 2.20

### Externally

A sweeping driveway leads up to the property where parking for several vehicles is available, along with a single car garage and courtyard with outhouses. Generous garden grounds surround the property with lovely views of the countryside.

### Directions

Entering the town from the north, take the first right onto Guthrie drive and follow the road along to Stirches road. The property entrance is the second driveway on the right, with Stone pillars as you head down Stirches Road.

### 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			
		60	76
<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			
		51	72
<b>Scotland</b>		EU Directive 2002/91/EC	



2 LINDISFARNE, HAWICK

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