



BANNERMANBURKE

PROPERTIES LIMITED



74 Orchard Terrace, Hawick, TD9 9LX

Offers In The Region Of £180,000



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- VESTIBULE AND HALLWAY ▪ SITTING ROOM ▪ DINING ROOM AND KITCHEN ▪ THREE DOUBLE BEDROOMS ▪ SINGLE BEDROOM ▪ FAMILY BATHROOM ▪ GAS CENTRAL HEATING AND DOUBLE GLAZING ▪ DOUBLE GARAGE ▪ FRONT AND REAR GARDENS ▪ EPC RATING D

Viewing is essential to fully appreciate this four bedroom semi detached family home in the ever popular area of 'The Terraces'. Set in an elevated position with stunning views over the town and surrounding countryside, this family home offers spacious and flexible accommodation. Would benefit from a degree of cosmetic upgrading with lots of scope and potential for any buyer to put their own stamp on it. A double garage to the front is a great advantage and provides off street parking with good storage. A large tiered rear garden offers great space and access to Braid Road.

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 covered arched porch, where double timber doors provide access to the

vestibule and hallway. The hallway provides access to all accommodation and carpeted stairs with timber handrail leads up to the upper levels. The hallway has two under stairs cupboards providing good storage, a wall mounted heated thermostat, central heating radiator and ceiling light.

To the front is the large sitting room with double glazed bay window, where beautiful views can be appreciated. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light.

A bright dining room and kitchen is located to the rear with double glazed windows overlooking the rear garden and a door providing access out. The dining room is a very good size and is decorated in neutral tones with carpet flooring. Wall mounted gas fire, central heating radiator and ceiling light. The kitchen is open to the dining room and is separated by a breakfast bar area with ample floor and wall mounted units and good work surface space. Space and plumbing for a washing machine, cooker and under counter fridge and a large cupboard houses the combination gas boiler.

The first floor landing provides access to three bedrooms, family bathroom and stairs to the third floor. A large cupboard provides good storage.

To the front is the bright master bedroom with bay window. Stunning views can be seen from here over the beautiful Borders countryside. Decorated in neutral tones with a range of built in cupboards for storage, central heating radiator and ceiling light. A double bedroom to the rear overlooks the rear garden and has good storage and a single bedroom to the front is flexible in use. The third floor provides great additional living accommodation with a large double bedroom and good storage. Viewing is a must to fully appreciate.

Room Sizes

SITTING ROOM 4.08 x 4.52

KITCHEN 3.55 x 2.52

DINING ROOM 4.20 x 4.00

MASTER BEDROOM 4.10 x 4.40

DOUBLE BEDROOM 3.00 x 4.12

SINGLE BEDROOM 2.35 x 2.50

BATHROOM 2.75 x 2.50

THIRD FLOOR DOUBLE BEDROOM 5.10 x 2.60

Externally

74 Orchard Terrace benefits from a double garage located to the front of the property, which is a great advantage. To the front also are shrubbed borders and paved pathway which leads around to the side and rear of the property. The rear garden is tiered and a great size with lawn, clothes drying facilities, shed, greenhouse and gate at the top providing access to Braid Road and lovely country walks.

Directions

From the High Street travelling West, turn left onto Cross Wynd and continue up the hill, passing the cemetery on the right hand side. Take a left onto Orchard Terrace and continue all the way to the end of street (down into the dip and up the other side). The property lies on the right hand side.

Sales and other Information

Fixtures and Fittings

All 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.



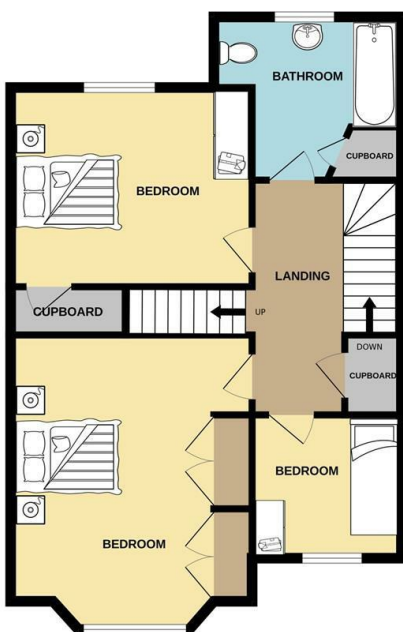
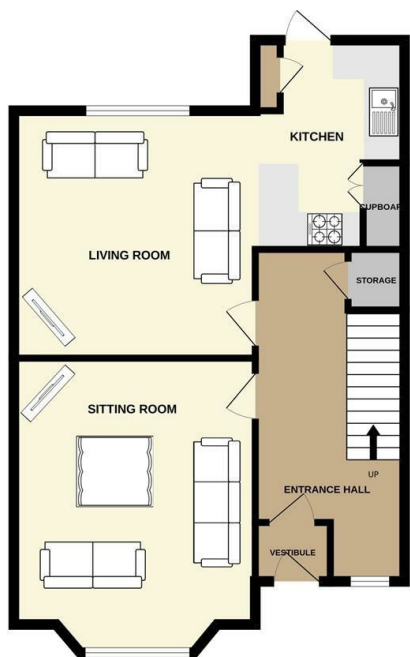
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	77
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		54	71
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR

2ND FLOOR



74 ORCHARD TERRACE, HAWICK

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