



# BANNERMANBURKE

PROPERTIES LIMITED



**Fairloans, Langlands Road, Hawick, TD9 7HL**

**Offers In The Region Of £325,000**



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## Offers In The Region Of £325,000



- ENTRANCE HALL ■ SITTING ROOM ■ OPEN PLAN KITCHEN, DINING AND LIVING ROOM ■ UTILITY ROOM AND WC ■ 4PC FAMILY BATHROOM ■ FOUR BEDROOMS ■ ENSUITE SHOWER ROOM ■ GAS CH, DG AND SOLAR PANELS ■ DRIVEWAY AND INTEGRATED GARAGE ■ SUBSTANTIAL GARDEN GROUNDS WITH LAWN, PATIOS AND MATURE TREES AND SHRUBS

Viewing is a must of this stunning four bedroom detached bungalow in a sought after area of the town, with beautiful surrounding views. Offered for sale in immaculate order, this well appointed bungalow offers versatile and spacious family living accommodation with tasteful and stylish décor throughout. Generous garden grounds surround the property with a beautiful mix of lawn, patios, mature trees and shrubs with the additional advantage of a substantial driveway with off street parking for several vehicles, secured by gated access. Solar panels are also a great benefit and significantly reduce energy costs. Fairloans must be seen to fully appreciate size, standard and wonderful location.

### 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 porch into the entrance hall, where all accommodation is accessed from a large L-shaped hallway. The hallway has two large cupboards for storage and provides access to the integrated garage.

To the front is a bright and very spacious sitting room with a large double glazed window overlooking the front garden and beautiful views beyond and double glazed sliding doors providing access to the side patio area. Decorated in neutral tones with carpet flooring, central heating radiator and

wall lighting. The main focal point of the room is the multi fuel stove that sits upon a slate hearth.

The heart of the home can be found in the open plan kitchen, dining and living area. This sizeable room offers both a great entertaining space or family gathering hub. Good range of floor and wall units with ample work surface space and upstands and a glass splashback behind the cooker. Well equipped with space for a range cooker and integrated appliances such as dishwasher, fridge freezer and microwave. The dining room offers plenty of space for a dining table and chairs and provides additional storage by way of a large cupboard and the seating area with TV aerial point is both cosy and inviting. A double glazed window at high level to the rear offers additional natural light. From the seating area, a solid timber door provides access to the very useful utility room with further wall mounted units and space and plumbing for a washing machine and tumble dryer. Another door provides access to the WC and a double glazed door gives access to the rear of the property.

From the main hallway, there is access to the main family bathroom comprising of a 4pc suite of wash hand basin, WC, roll top bath and shower enclosure with Mira chrome shower run off the boiler. Timber panelling to half height is a lovely feature and shower boarding within the enclosure makes for easy cleaning. Traditional central heating radiator with towel rail, attractive ceiling light fitting and double glazed opaque window. There is an access hatch in here also to the roof space where the mechanism for the solar panels is located.

All bedrooms are a good size and have fitted wardrobes with laminate flooring and fresh neutral décor. A double bedroom to the rear has the added benefit of an ensuite shower room comprising of shower enclosure with Mira Sport electric shower, wash hand basin and WC. Two of the bedrooms also have broadband outlets, ideal for families or those working from home.

The integrated garage is a wonderful space that could be used for a variety of purposes and offers great additional storage and houses the combination gas boiler. Benefits from power and light and has an access hatch to another roof space for even more storage.

### Room Sizes

SITTING ROOM 5.70 x 5.50

OPEN PLAN KITCHEN DINING AND LIVING ROOM 5.50 x 7.40

UTILITY ROOM 1.85 x 3.35

WC 1.50 x 0.90

FAMILY BATHROOM 3.00 x 2.55

BEDROOM 4.00 x 3.50

BEDROOM 3.60 x 2.70

BEDROOM 4.00 x 2.60  
BEDROOM 2.85 x 2.60  
ENSUITE SHOWER ROOM 2.50 x 0.90

### Externally

Tall iron gates give access to a large driveway which provides off street parking for several vehicles. To the front is a flat area of lawn with lovely shrubbed borders and beautiful views. A large patio to the side catches the sun in the afternoon and another to the rear gets lovely morning and evening sun, offering a great deal of privacy. The rear garden is tiered and offers scope for any keen gardener to further enhance if so desired. Access to the garage is from the front of the property via automatic doors or alternatively from inside the bungalow. Two double electric socket points to the front and side of the property along with external water taps are another added benefit.

### Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and take the third exit at the roundabout onto Commercial Road. Continue along Commercial Road and take a right onto Albert Road and first left onto Victoria Road. Drive ahead and follow the road onto Roadhead. At the top of the road take a right onto Langlands Road and the property lies on the left hand side.

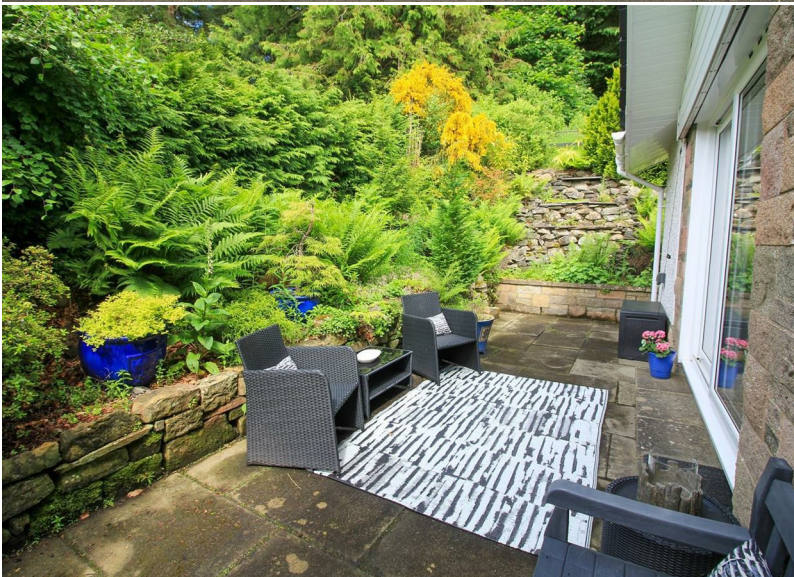
### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and range cooker are included in the sale.

#### Services

Mains drainage, water, gas, electricity and solar panels. The solar panels feed back in to the grid and paid back in quarterly payments. The term has approximately 9 years remaining.



**Offers:**

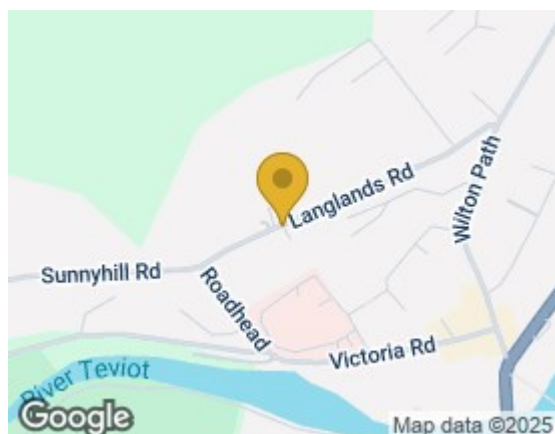
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

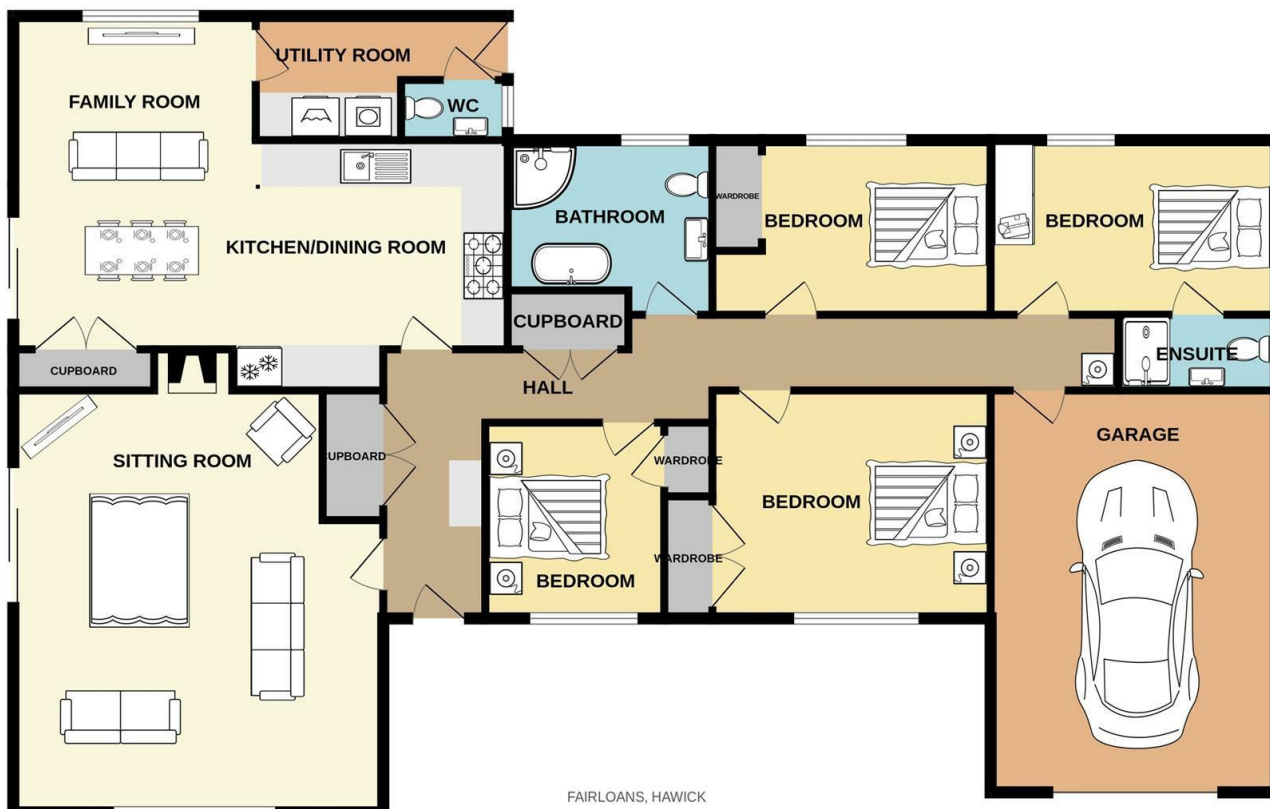
**Notice:**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>82</b>	<b>85</b>
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
	<b>76</b>	<b>80</b>
<b>Scotland</b>	EU Directive 2002/91/EC	



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