



BANNERMANBURKE

PROPERTIES LIMITED



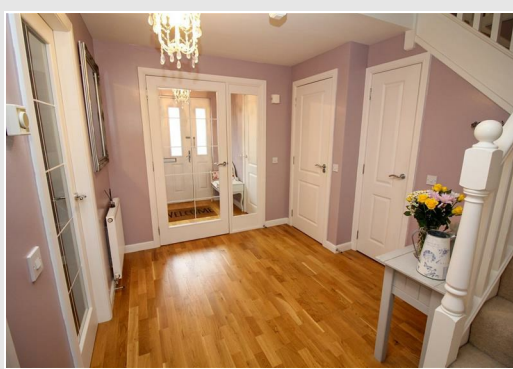
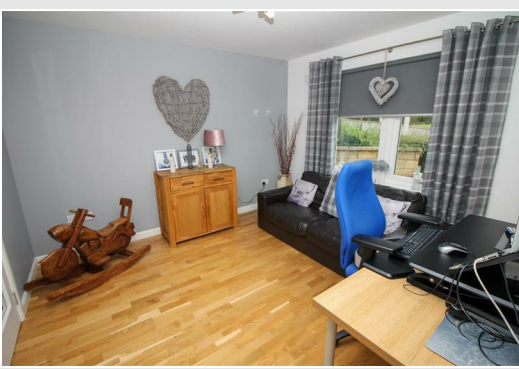
3 Croft Field Jedward Terrace, Hawick, TD9 8QB

Offers In The Region Of £360,000



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- VESTIBULE AND ENTRANCE HALL ■ SITTING ROOM ■ LIVING ROOM/SNUG ■ DINING KITCHEN AND UTILITY ROOM ■ FAMILY BATHROOM AND SEPARATE WC ■ FIVE DOUBLE BEDROOMS (TWO ENSUITE) ■ LPG HEATING AND DOUBLE GLAZING ■ DRIVEWAY AND DOUBLE GARAGE ■ FRONT AND REAR GARDENS ■ GREAT STORAGE

We are delighted to bring to market, this beautifully presented five bedroom detached family home in the very sought after village of Denholm. Offered for sale in pristine order with double garage, driveway and front and rear gardens, this thoughtfully designed property offers versatile and flexible family living accommodation. Stunning views to the rear are a must see with well tended and low maintenance private gardens offering excellent outdoor space.

The Village

The beautiful village of Denholm lies between Hawick and Jedburgh and is well situated for easy access to the A68 and A7, linking to main Borders towns and Edinburgh and Carlisle beyond. This historic village is one of the most sought after villages in the Borders. Set around an attractive village green, its amenities include a post office and general store, popular cafe/restaurant, antique shop, coffee shop, butchers, hairdressers, garage, church, two village pubs and village hall. There is an award-winning primary school, with secondary schools available in either Jedburgh or Hawick. The 18-hole Minto Golf Course is nearby and the village is a focus for local events such as the Jimmy Guthrie Memorial Run. The vibrant community life is complimented by the idyllic rural setting close to the River Teviot, Minto Hills and Ruberslaw, providing easy access for walking and cycling.

Travel

Hawick 5 miles, Selkirk 14 miles, Jedburgh 6 miles, Kelso 17 miles, Galashiels 20 miles, Melrose 17 miles, Newtown St Boswells 12 miles, Carlisle 49 miles, Edinburgh 50 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

Entered from the front, a spacious vestibule with coat cupboard opens into a large and welcoming hallway where all accommodation is accessed from. The hallway has another large storage cupboard and gives access to the WC. A carpeted turning staircase leads to the upper level where all bedrooms and family bathroom are located. A large dining kitchen serves as the heart of the home, offering a spacious and inviting area for cooking, dining and gathering.

Overlooking the rear garden, this space allows for plenty of natural light and scenic views, creating a warm and welcoming atmosphere. Well equipped with integrated oven, gas hob, fridge freezer, microwave and dishwasher and a good range of floor and wall units with ample work surface space. There is access to the utility room which is an excellent additional room, equipped with space and plumbing for a washing machine and tumble dryer and houses the gas boiler along with providing further storage. A door leads out to the garden and another provides access to the double garage.

The sitting room and living room are both tastefully decorated with timber and glazed doors separating the two, making them flexible in use. The sitting room has double doors to the garden with wooden flooring, central heating radiator and ceiling lights. The living room to the front has large double glazed windows and could be used for a variety of purposes, currently a snug with home office.

On the upper level, all five bedrooms are double rooms and again are freshly decorated in neutral tones with carpet flooring, central heating radiators and ceiling lights. Three bedrooms are to the rear and offer stunning countryside views over towards the beautiful Fatlips Castle. Two of the bedrooms have the benefit of ensuite shower rooms and all have built in wardrobes with the master being complemented by a spacious walk in wardrobe offering ample storage with hanging and shelving.

The family bathroom comprises of a 3pc suite of wash hand basin, WC and bath with Velux style double glazed window, vinyl flooring and chrome heated towel rail.

On this upper level, there are three built in storage cupboards and access to the partially floored loft.

Room Sizes

- SITTING ROOM 3.35 x 5.50
- LIVING ROOM 3.50 x 3.35
- DINING KITCHEN 6.80 x 3.30
- UTILITY ROOM 3.30 x 1.80
- WC 1.15 x 1.95
- FAMILY BATHROOM 1.75 x 3.20
- DOUBLE BEDROOM 4.25 x 3.40
- ENSUITE SHOWER ROOM 2.55 x 1.55
- DOUBLE BEDROOM 3.10 x 3.10
- ENSUITE SHOWER ROOM 1.75 x 2.20
- DOUBLE BEDROOM 3.35 x 3.20
- DOUBLE BEDROOM 3.60 x 3.35
- DOUBLE BEDROOM 3.55 x 2.50

Externally

Nestled in the heart of Denholm Village with the countryside at your doorstep, the gardens surrounding this property offer stunning views and are perfect for entertaining, with ample space for gathering and al fresco dining. The gardens offer a great deal of privacy with various patio areas, shrubbed borders and all bounded and enclosed by fencing. A driveway to the front offers off street parking for two vehicles. Two up and over doors facilitate easy access to the double garage, equipped with power and lighting, providing a versatile and functional space, offering excellent storage and additional off street parking if desired.

Directions

Entering Denholm on the A698 from Hawick travel through the village onto Jedward Terrace and turn left into Croft Field.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, LPG 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.

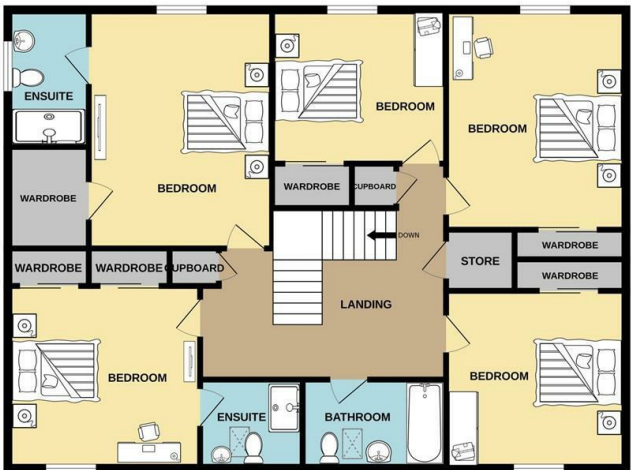
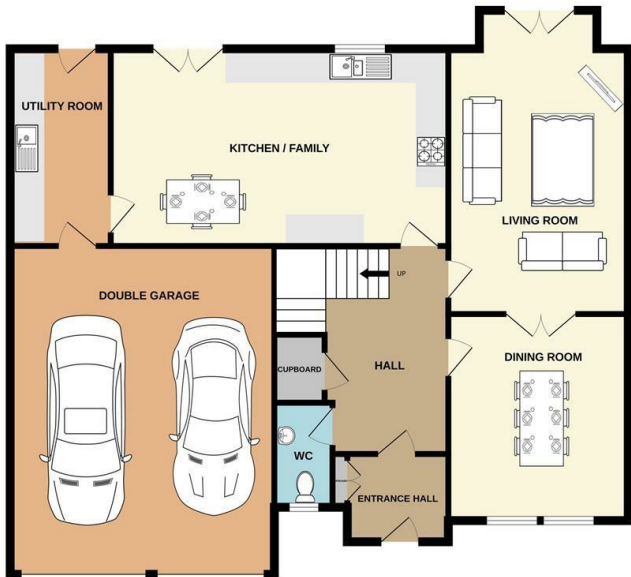


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



3 CROFT FIELD, DENHOLM

Important:

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