



BANNERMANBURKE

PROPERTIES LIMITED



15 Wellogate Brae, Hawick, TD9 9ND

Offers In The Region Of £75,000



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■ ENTRANCE VESTIBULE ■ LANDING ■ SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ BATHROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ LARGE FRONT AND SIDE GARDENS WITH SHED, POND AND OFF STREET PARKING ■ EPC RATING C

We are delighted to bring to market this two bedroom upper quarter villa with beautiful large front and side gardens. Presented for sale in very good order with stunning views over the town and surrounding countryside. Benefitting from gas central heating, double glazing and own front door, this property would make an ideal first time buy, downsize opportunity or buy to let investment. The generous garden grounds boast a range of mature trees and shrubs, fish pond, shed and off street parking.

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 it's 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 accessed from Wester Braid Road, through the garden to the front of the property where a timber door provides access to an entrance vestibule. From here a carpeted staircase with timber handrail leads up to the first floor where all accommodation is accessed. The landing has a large cupboard for storage, attic hatch to the roof space and carpet flooring.

To the rear is the large sitting room with double glazed windows, allowing lots of natural light in. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the wood burning stove set upon a slate hearth. A recessed display area with cupboard below is a lovely feature. Access to the kitchen and one of the double bedrooms.

The kitchen is well equipped and located to the side of the property with double glazed window. Good range of floor and wall units with ample work surfaces and space for a washing machine, fridge and free standing cooker, all included in the sale. Tiled to the splashback areas in a neutral tile with tiled flooring.

Both bedrooms are double rooms with one benefitting from a good range of built in cupboards providing excellent hanging and shelving. Both bedrooms have double glazed windows, central heating radiators and carpet flooring. The combination gas boiler is located in a cupboard in the second bedroom.

The lovely 3pc bathroom is located to the side with double glazed opaque window and comprises of bath with shower taps, WC and wash hand basin. Tiled to full height in a lovely neutral tile with wood effect flooring.

Room Sizes

Sitting Room - 4.59 x 3.35

Kitchen - 3.04 x 1.84

Bedroom 1 - 3.66 x 3.10

Bedroom 2 - 2.50 x 3.52

Bathroom - 1.89 x 1.59

Externally

Accessed from Wester Braid Road, large garden grounds to the front and side are a great advantage with well maintained lawn areas, fish pond, garden shed and an off street parking space.

Directions

From the High Street, take a left up Cross Wynd and follow the road straight up to the top of Wellogate Brae, the property is entered from the side on Wester Braid Road.

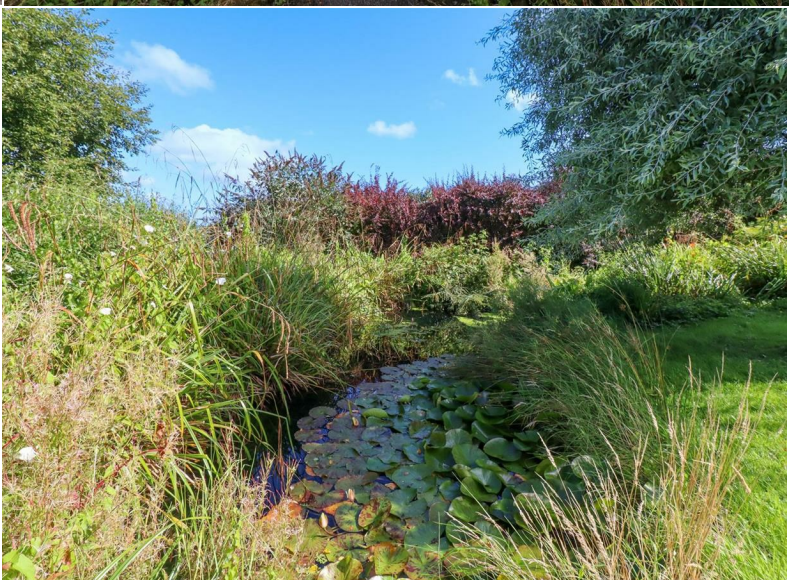
Sales and other information

Fixtures and Fittings

All carpets, floor coverings, light fittings, washing machine, cooker and under counter fridge included in the sale. Please note the cooker has a broken door and no warranties are given on any of the appliances.

Services

Mains drainage, water, gas and electricity



Offers:

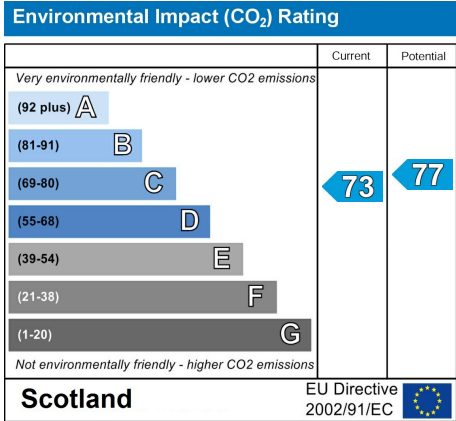
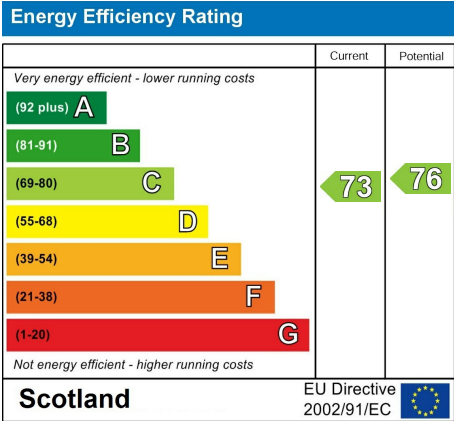
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

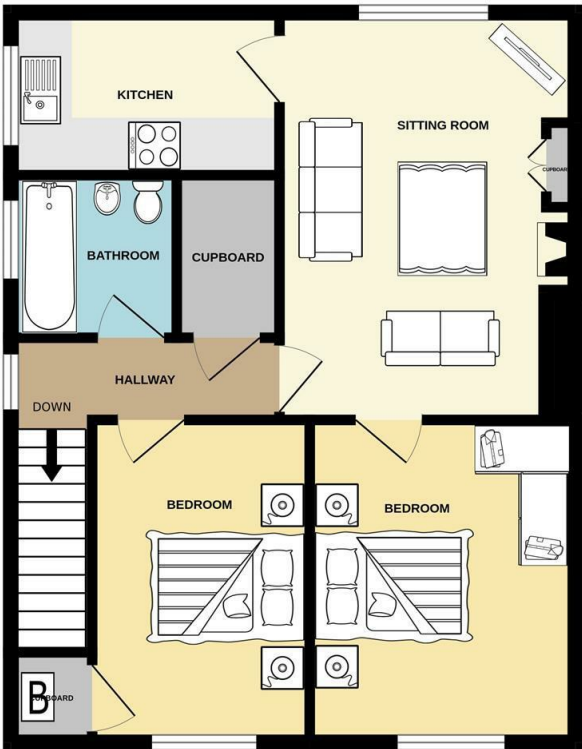
Strictly by appointment through Bannerman Burke Properties Ltd.

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.



1ST FLOOR



15 WELLOGATE BRAE, HAWICK

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