



BANNERMANBURKE

PROPERTIES LIMITED



174 Ramsay Road, Hawick, TD9 0DR

Offers Over £65,000



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- ENTRANCE VESTIBULE ▪ HALLWAY ▪ SITTING ROOM ▪ KITCHEN ▪ 2 DOUBLE BEDROOMS ▪ BATHROOM ▪ FRONT AND REAR GARDENS ▪ LOVELY VIEWS OVER TOWN AND SURROUNDING COUNTRYSIDE ▪ ON A GOOD BUS ROUTE ▪ EPC RATING D

We are delighted to offer for sale this ground floor two bedroom quarter house, in the popular West End area of town. Offering lovely views over the Scottish countryside and on a good bus route to the town centre and all local amenities. With some modernisation this property would make an ideal first time buy, downsize opportunity, buy to let or holiday home. Benefits from private front and rear garden.

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 via a timber and glazed door into a vestibule and leads into the hallway where most of the accommodation is accessed. A large cupboard within the hallway offers good storage and houses the electric switch gear. The sitting room is to the front with 2 large windows providing lovely views out over the town and surrounding countryside. Decorated in neutral tones with carpet to floor, the main focal point of the room is the timber fire surround with tiled back and gas fire set on a marble hearth. A cupboard in here currently houses the water tank. Access to the kitchen is from the sitting room, situated to the rear with door leading out to the rear garden and window allowing ample light in. Good range of floor and wall units with laminate work surfaces. Space for free standing cooker and fridge freezer and space and plumbing for washing machine. 2 ceiling light fittings and heat detector to ceiling. Also to the rear with opaque window is the bathroom which comprises of 3 piece suite of bath with electric shower over, WC and wash hand basin. Tiled to full height in the bathing area and vinyl to floor. Both bedrooms are doubles and offer built in wardrobes. The bedroom to the rear looks out to the garden and the front bedroom has the nice views over the hills. The property benefits from gas central heating, smoke alarms and double glazing throughout as well as spacious garden grounds. Viewing would be recommended to appreciate the accommodation on offer in this extremely popular area of town.

Room Sizes

Hallway 3.90 x 1.00

Sitting Room 4.94 x 3.87

Kitchen 3.39 x 2.16

Bedroom 2.57 x 3.64

Bedroom 3.54 x 3.39

Bathroom 1.55 x 2.16

Externally

The property benefits from a large rear garden, with lawn, clothes drying facilities, and storage unit. The front garden is laid to lawn and bounded by mature shrubs and flowers.

Directions

Heading west on the high street take a left onto the Howgate and continue up through Drumlanrig Square, onto the Loan and then Rosebank Road. From here take a left onto Ramsay Road and at the junction turn right. The property is 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:

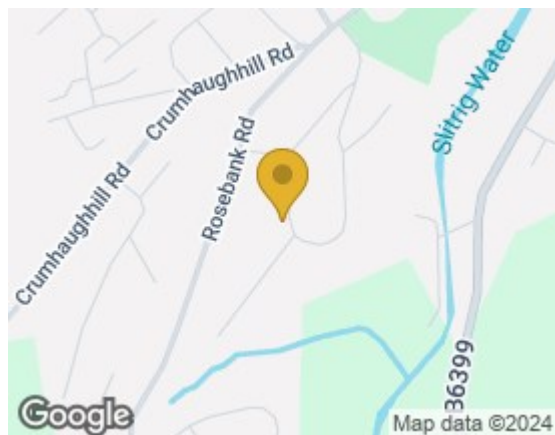
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

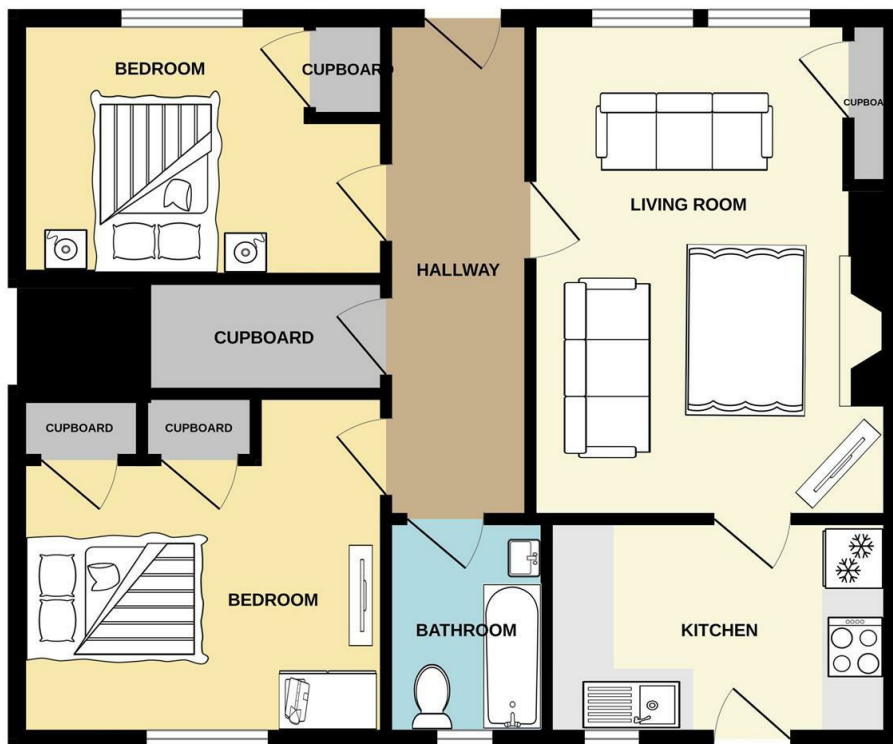
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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			
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



174 RAMSAY ROAD, HAWICK

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