



BANNERMANBURKE

PROPERTIES LIMITED



Westbrae,, Greensidehall Road, Hawick, TD9 7HE

Offers Over £325,000



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■ VESTIBULE ■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ DINING ROOM ■ MASTER BEDROOM WITH ENSUITE ■ 2 FURTHER DOUBLE BEDROOMS ■ BATHROOM ■ UTILITY/BOOT ROOM AND GARAGE ■ LARGE GARDEN WITH DECKING PATIO AND BREATHTAKING VIEWS

Early viewing of this stunning 3 bedroom detached bungalow is highly recommended. Boasting an elevated position in an extremely sought after area of town, Westbrae enjoys spectacular, uninterrupted views across the town and surrounding countryside. Upgraded to an exacting standard, this property offers spacious, well appointed family accommodation and has been beautifully decorated throughout. Private garden grounds surround the property and offer wonderful patio and decking spaces ideal for al fresco entertaining as well as areas laid to lawn with mature shrubs and trees, gated entrance with driveway offering parking for several vehicles and garage with power and light. Benefits from double glazing throughout and gas central heating with recently installed combination boiler. This impressive property should be viewed to fully appreciate size and high quality of finish. Home Report value £340,000.

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

Entering the property from the front, an anthracite UPVC and glazed door gives access to the vestibule where a large built in cupboard with coat hanging facilities offers storage. Decorated in neutral tones with beautiful decorative tile to floor, this space sets the tone for the high standard, immaculately presented home that awaits you. A timber and glazed door leads into the hallway where all accommodation can be accessed. Recently decorated in neutral tones with lovely wood flooring, laid in a herringbone pattern. 2 attractive ceiling light fittings, 2 smoke detectors and a central heating radiator. A hatch with Ramsay ladder provides access to the attic space above which is partially floored and offers good storage. Further storage can also be found in

the large cupboard in the hallway. The sitting room is to the front of the property. This spacious room is flooded with natural light with a window to the side and large sliding doors to the front which lead out to the balcony, where you can enjoy the stunning views on offer. Decorated in neutral tones with a feature wall in tweed patterned wallpaper and carpet to floor. The main focal point of the room is the cast iron horseshoe gas fire with marble hearth and real wood surround. Attractive light fitting and cornice detail to ceiling and central heating radiator. The kitchen is located to the rear. This impressive room is a fantastic family gathering space with bifold doors to the dining room so you can entertain the whole family or have cosy intimate dining. Generous range of floor and wall mounted units in solid timber with ample work surface space and a large breakfast bar with space for several bar stools offers further dining and workspace. The gas range cooker with chimney style cooker hood fits well with the style of the kitchen and is included in the sale. Integrated under counter fridge and dishwasher. A one and a half bowl sink with drainer and mixer tap sits under the large double glazed window which looks over the patio area to the rear. Lovely French doors also lead from the kitchen to the patio. The kitchen is decorated in a pale grey with feature wall in green which is emulated in the dining room creating a lovely flow. Dark grey tile to floor in the kitchen and carpet in the dining area. Good range of recessed ceiling spotlights to kitchen with an attractive ceiling light fitting in the dining room. A door from the kitchen takes you through to the utility/boot room. This handy addition is ideal for coming in from countryside walks and can be accessed from both the front and rear of the property. Recently renovated, this space has a deep Belfast sink with mixer tap set in a bank of units with granite worktop. Space and plumbing for washing machine and space for free standing fridge freezer and tumble dryer and large work surface. The two double glazed doors as well as the large window to the side allow good natural light in. Decorated in grey and navy with laminate to floor and recessed ceiling spotlights.

All bedrooms are good sized double rooms and beautifully decorated with feature walls and carpet to floor. Built in wardrobes feature in each room offering good storage. Two rooms are to the front benefitting from the stunning views and the master is to the rear with an exquisite ensuite shower room, which comprises of walk in shower enclosure with double headed shower run off the boiler, WC and wash hand basin which are both set in vanity furniture and sit beneath an opaque double glazed window to the rear. This tranquil space is decorated in a lovely green and has tile to floor which is continued up into the showering area. Two heated towel rails. Also to the rear with opaque window is the family bathroom offering a 4 piece suite of bath, WC, wash hand basin and double walk in shower enclosure with double headed shower run off the boiler. Decorated in neutral colours, the dark tile flooring continues up to half height around the room and is finished with a coordinating border. The showering area has been decorated with this tile also, giving the room a lovely flow. Again this room boasts two heated towel rails. Both shower enclosures have a luxurious feel with recessed shelving for product storage and spotlight to ceiling. This immaculate property has been beautifully upgraded over recent years to the current high standard and should be viewed to fully appreciate the stunning home and views on offer.

Room Sizes

SITTING ROOM 5.00 x 5.12

DINING ROOM 3.52 x 3.04

KITCHEN 5.24 X 4.35

UTILITY ROOM/BOOT ROOM 6.22 x 2.46

DOUBLE BEDROOM 3.16 x 4.15

ENSUITE SHOWER ROOM 2.35 x 2.28

DOUBLE BEDROOM 4.23 x 2.86

DOUBLE BEDROOM 4.33 x 2.86

FAMILY BATHROOM 3.00 x 2.32

Externally

Gates open to allow access to the sweeping driveway with parking for several vehicles. The fantastic views over the town and countryside can be enjoyed from the balcony accessed from the sitting room or from the covered porch which runs along the front of the property. To the rear a large decking and patio area provides an excellent al fresco entertaining space and can be accessed from the side of the property or from the kitchen or utility/boot room. Large area to the rear is laid to lawn and bounded by hedging providing good privacy. To the front are beautiful mature shrubs and trees with lawn and greenhouse. The single car garage is located to the side of the property, has power and light and also houses the combination gas boiler and electric switch gear.

Directions

Entering Hawick from the North on the A7, take a right onto Guthrie Drive and continue to the end of this road. At the top of the hill take a left onto Stirches Road then right onto Greensidehall Road. The property lies towards the top of the road on the right hand side.

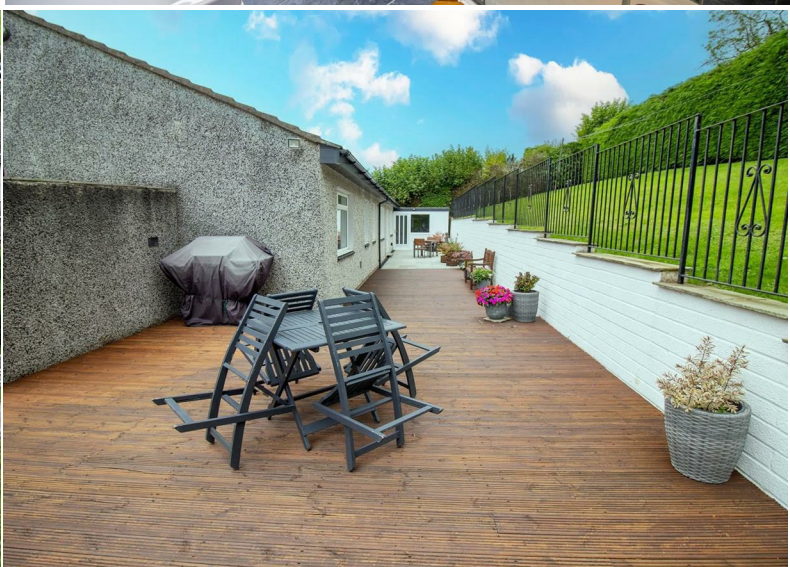
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and gas range cooker 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		
	65	81
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		
	57	76
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



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