



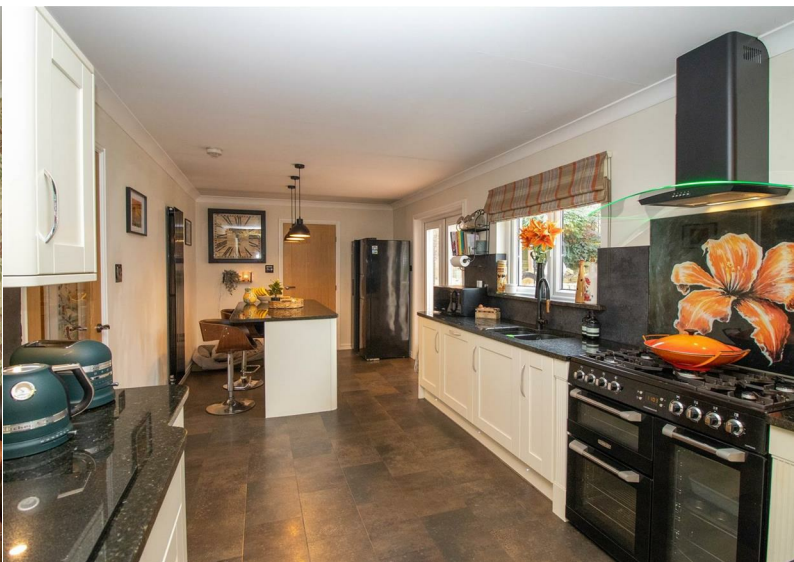
BANNERMANBURKE

PROPERTIES LIMITED



47 Paterson Gardens, Hawick, TD9 0DT

Offers In The Region Of £340,000



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- HALLWAY ■ SITTING ROOM ■ LIVING ROOM ■ DINING KITCHEN WITH DINING AREA ■ UTILITY ROOM AND WC ■ FOUR DOUBLE BEDROOMS (MASTER ENSUITE) ■ FAMILY BATHROOM ■ GARAGE WITH POWER AND LIGHT ■ DRIVEWAY WITH OFF STREET PARKING ■ ENCLOSED REAR GARDEN WITH PATIO, SHED AND SUMMERHOUSE/BAR

47 Paterson Gardens is a stunning, substantial detached 4/5 bedroom family home with garage, driveway and private enclosed rear garden with beautiful summerhouse and bar. Located in the popular 'West End' of Hawick, a stones throw from the Vertish Hill Golf Club and a gateway to stunning countryside walks. Versatile in use, this property offers 4 or 5 bedrooms depending on preference and is immaculately presented with tasteful décor and high quality fixtures and fittings. Viewing is a must to full appreciate location, size and finish.

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 entered from the front via a UPVC door into the welcoming and inviting hallway. Decorated in warm neutral tones with a feature wall in patterned wallpaper and Karndean flooring, vertical central heating radiator, recessed ceiling spotlights and large under stairs storage cupboard.

To the front is bright and light sitting room with double glazed windows and double doors to the dining area. Decorated in neutral tones with a feature wall in patterned wallpaper, carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the marble fireplace with gas fire inset. Double doors open into the dining area of the kitchen making this whole space ideal for entertaining and family living. The dining area has ample space for a table and chairs and double glazed windows allow lots of natural light through. This area opens into the large dining kitchen

with ample floor and wall units and sleek large island with seating, integrated wine cooler and storage. A one and a half bowl sink and drainer with mixer tap sits beneath the double glazed window overlooking the rear garden. The range style electric cooker with five burner gas hob and American fridge freezer are included in the sale. Integrated dishwasher. Attractive ceiling light fittings and recessed ceiling lights lend to the bright feel of the room. Freshly decorated in neutral tones with Karndean flooring and vertical central heating radiator. There is access to the utility room and WC and patio doors lead out to the garden.

The utility room is a useful additional facility with space and plumbing for a washing machine and tumble dryer, circular sink and additional units for storage. Tiling to splashback areas, vinyl flooring and recessed ceiling spotlights. Access to WC with wash hand basin and WC and access to the rear garden via double glazed door.

To the front also is a living room or fifth bedroom. Versatile in use, this room is beautifully decorated with double doors to the front, carpet flooring and recessed ceiling spotlight fittings. Ideal living room, bedroom or home office/playroom.

On the upper landing there is access to a floored attic space via pull down Ramsay ladder and two large cupboards provide excellent additional storage. All four bedrooms are good sized double rooms and all are immaculately presented with fresh neutral décor and carpet flooring. The master bedroom has the added benefit of a stunning ensuite shower room comprising of a 3pc suite of wash hand basin, WC set in vanity furniture and shower enclosure with shower run off the boiler. shower boarding and beautiful subway tiles in white. Located to the front with a double glazed opaque window, traditional style towel rail radiator and vinyl flooring.

Finally on the upper landing is the stylish and contemporary family bathroom, located to the rear with double glazed opaque windows. Comprising of a 4pc suite of free standing roll top bath, WC, wash hand basin set in vanity furniture with storage below and shower enclosure with chrome shower run off the boiler. Shower boarding makes for easy cleaning, Karndean flooring and chrome heated towel rail.

Room Sizes

- SITTING ROOM 3.75 x 4.80
- LIVING ROOM 6.00 x 2.50
- DINING KITCHEN WITH DINING AREA 9.65 x 3.00
- UTILITY ROOM 2.00 x 2.00
- WC 1.90 x 1.05
- MASTER BEDROOM 3.75 x 3.40
- ENSUITE BATHROOM 2.15 x 2.60
- DOUBLE BEDROOM 3.70 x 3.00
- DOUBLE BEDROOM 4.00 x 3.50
- DOUBLE BEDROOM 3.60 x 3.50
- FAMILY BATHROOM 2.35 x 2.25

Externally

A driveway to the front offers off street parking for several vehicles and a single car garage provides additional storage and houses the combination gas boiler. To the rear, the beautiful enclosed garden boasts a private haven with patio, lawn, shrubbed borders, garden shed and a fantastic summerhouse with power and light, bar and integrated heaters.

Directions

From the High Street travelling West, turn onto the Howegate and continue onto Drumlanrig Square, the Loan and Rosebank Road. At the end of Rosebank Road at the roundabout, take a left into Paterson Gardens. Take a right and continue up the hill and the property is located on the right hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, blinds, cooker and American style fridge freezer included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

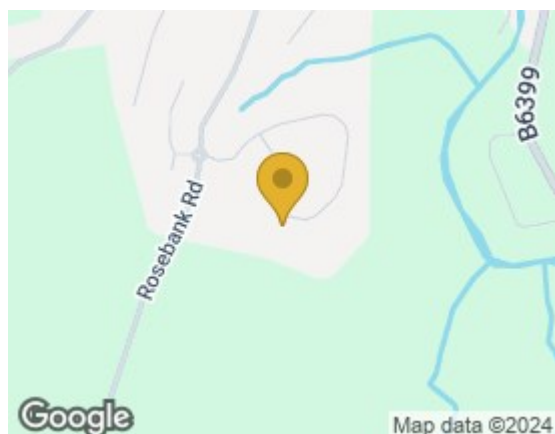
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

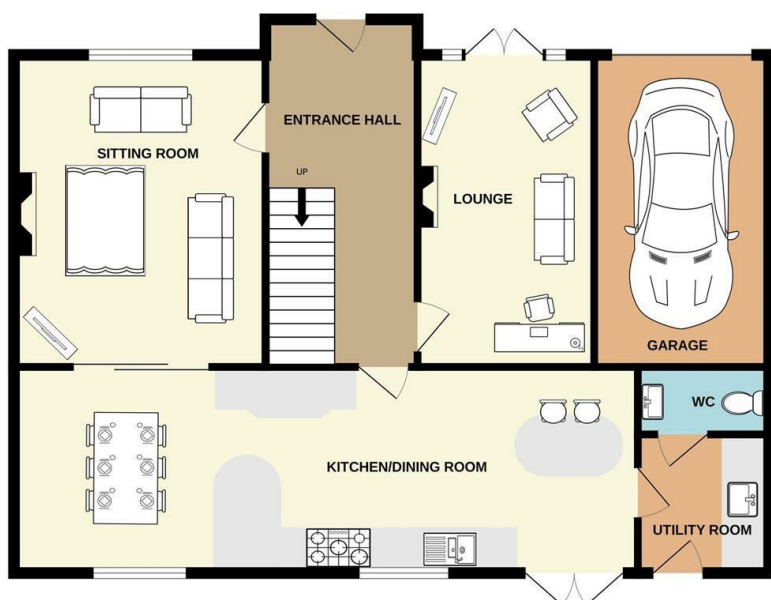
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



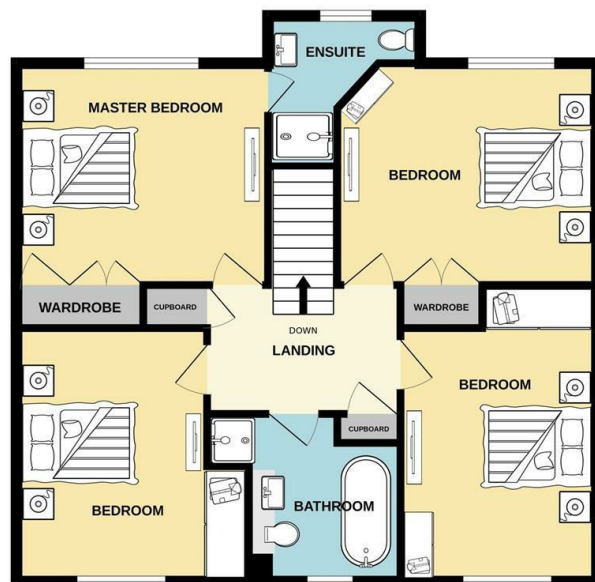
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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



1ST FLOOR



47 PATERSON GARDENS, HAWICK

Important:

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