



BANNERMANBURKE

PROPERTIES LIMITED



5 Burnhead Road, Hawick, TD9 8HB

Offers In The Region Of £95,000



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■ ENTRANCE HALL ■ SITTING ROOM ■ BREAKFASTING KITCHEN ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ DOUBLE GLAZING ■ GAS CENTRAL HEATING ■ LARGE WORKSHOP/GARAGE ■ FRONT AND REAR GARDENS ■ EPC RATING C

Viewing comes highly recommended of this two bedroom semi detached house with lovely open views of 'Sleepy Valley', and front, side and rear gardens with large workshop/garage. Offered for sale in very good order, benefitting from gas central heating and double glazing. Ideal first time buy, downsize opportunity or family starter home and must be viewed to fully appreciate.

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 double glazed door into the entrance hall. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. Access to the sitting room and kitchen are from the hallway and a carpeted staircase leads up to the upper level where two bedrooms and shower room are located.

The bright sitting room is located to the front and spans the length of the property with double glazed windows overlooking both the front and rear gardens. Decorated in neutral tones with carpet flooring, two central heating radiators and two ceiling lights. The main focal point of the room is the wall mounted pebble effect electric fire.

Located to the rear is the breakfasting kitchen with double glazed windows overlooking the rear garden. Good range of floor and wall units with grey granite effect work surface space and tiling to the splashback areas. Decorated in neutral tones with vinyl flooring, central heating radiator and ceiling light. Space for a free standing fridge freezer, electric cooker and washing machine and wall mounted Potterton gas boiler. Two cupboards provide good storage and a door leads out to the side of the property.

The upper landing has a linen cupboard for storage, access hatch to the roof space, ceiling light and smoke alarm and provides access to the bedrooms and shower room.

Both bedrooms are good sized double rooms with double glazed windows, carpet flooring, ceiling lights and built in cupboards.

Located to the rear of the property with a double glazed window to the side is the 3pc shower room comprising of WC, wash hand basin and double walk in shower enclosure with electric shower and panel boarding for easy cleaning. Vinyl flooring, ceiling light and central heating radiator.

Room Sizes

SITTING ROOM 6.70 x 2.30

BREAKFASTING KITCHEN 3.20 x 3.15

DOUBLE BEDROOM 4.75 x 3.00

DOUBLE BEDROOM 3.75 x 3.00

BATHROOM 2.65 x 1.55

Externally

The property benefits from front and rear gardens. The front garden is chipped with shrubbed borders and paved pathway and access along the side of the property to the large garage/workshop. To the rear, the garden is enclosed with fencing and laid to lawn with patio and shrubbed borders.

Directions

Entering Hawick on the A7 from the North, take a left before the Ambulance Station onto Burnfoot Road and continue forward. At the end of Burnfoot Road take a left onto Burnhead Road and the property lies on the left 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:

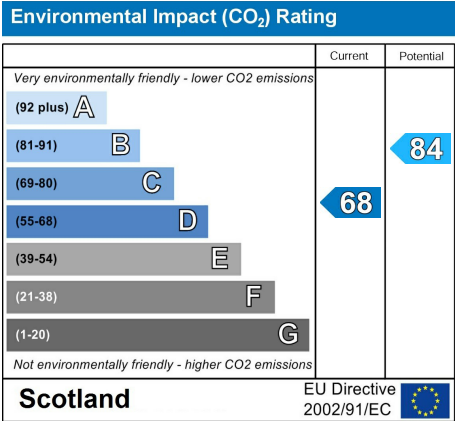
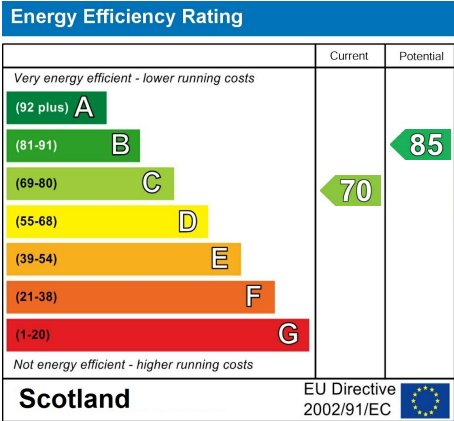
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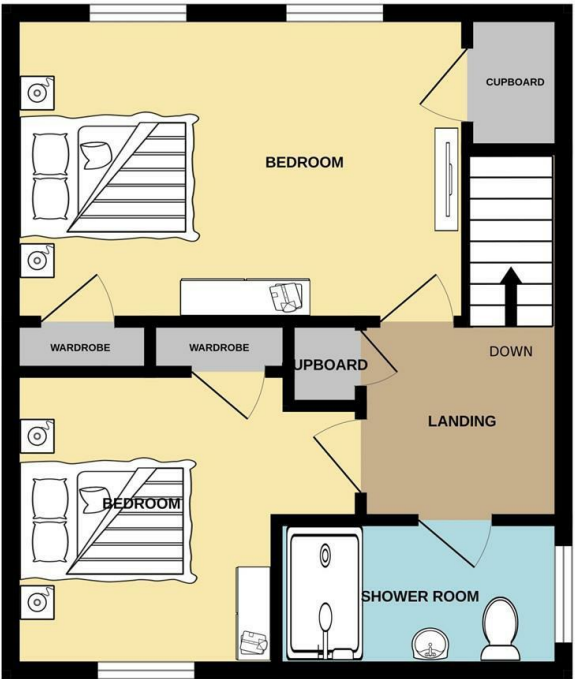
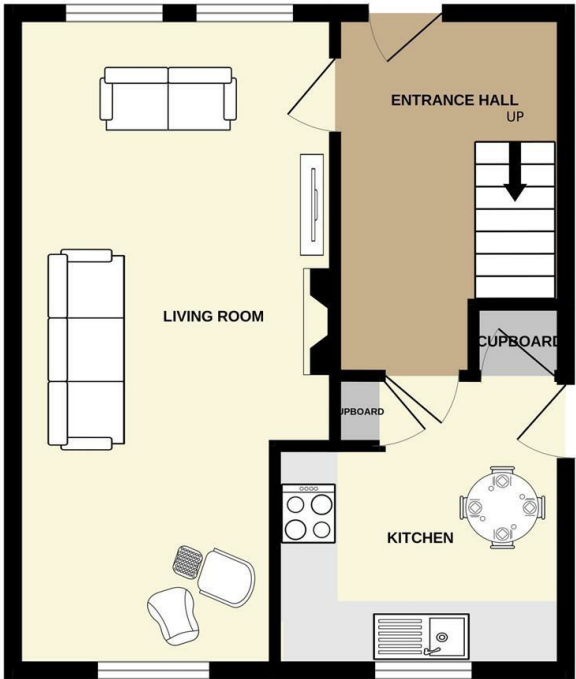
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GROUND FLOOR



1ST FLOOR



5 BURNHEAD ROAD, HAWICK

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