



BANNERMANBURKE

PROPERTIES LIMITED

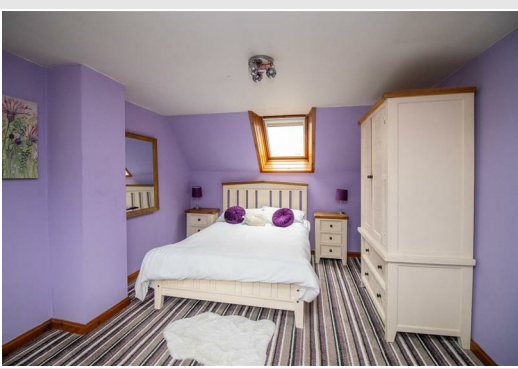


The Neuk , Ashkirk, TD7 4NU
Offers In The Region Of £175,000



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■ HALLWAY ■ LIVING ROOM ■ KITCHEN ■ 2 DOUBLE BEDROOMS ■ BATHROOM ■ GARAGE/WORKSHOP ■ DOUBLE GLAZING/SOLID FUEL HEATING ■ COAL HOUSE ■ OFF STREET PARKING ■ EPC RATING D

Located in the popular village of Ashkirk and on a good bus route to Hawick and Selkirk, The Neuk is a lovely country style cottage with substantial garage/workshop with power and light, coalhouse, parking space and garden ground to the front. Presented for sale in very good order, this property would make an ideal starter family home, down size opportunity or holiday home investment. Benefits from double glazing.

The Village

Ashkirk is a small rural village nestled in the rolling hills of the stunning Scottish Borders. Located just off the A7, ideal commuting distance to Edinburgh. Ashkirk has its own golf course and driving range, The Woll Golf Course and Restaurant and the popular Smiddy Bar pub.

A variety of shops, supermarkets and recreational facilities can be found in the nearby towns of Selkirk and Hawick along with primary and secondary schooling. Rail links direct to Edinburgh can be found at nearby Galashiels and Tweedbank.

Travel

Selkirk 5 Miles, Hawick 9 Miles, Galashiels 14 Miles, Tweedbank 14 Miles, Edinburgh Airport 53 Miles, Newcastle Airport 64 Miles

The Property

Entering the property from the front via a timber door, the entrance hallway gives access to the living room, dining kitchen and a carpeted turning stair leading to the upper landing. A large under stairs cupboard offers good storage. Ceiling light fitting, smoke alarm and central heating radiator. The living room is located to the front with 2 double glazed windows allowing good light into this spacious room. Decorated in neutral tones with carpet flooring, the main focal point of the room is the brick fireplace with tiled back and hearth and imposing log burning stove inset. This solid fuel stove serves the central heating in the property. Coving to ceiling, central heating radiator, ceiling light fitting and TV point. The dining

kitchen is also to the front and is nice and bright with double glazed windows to both the front and side and a timber and glazed door provides access out to the side of the property. Good range of floor and wall mounted units in white with ample worksurfaces and tiling to splashback areas. One and a half bowl composite sink and drainer with mixer tap, built in double electric oven, built in microwave, 4 burner ceramic hob, integrated fridge freezer and space and plumbing for a washing machine. Decorated in neutral tones with coving to ceiling and vinyl to floor and offering ample space for a table and chairs. Central heating radiator and spotlights to ceiling.

A carpeted turning stair with timber balustrade leads to the upper level where the 2 large bedrooms and bathroom are located. A Velux style window allows natural light to the landing area and 2 large cupboards provide excellent storage with one housing the water cylinder. Smoke alarm and central heating radiator. Both the bedrooms are tastefully decorated with carpet to floor and are good sized doubles with ample space for bedroom furniture. Running the length of the property with large double glazed windows to the front and Velux style windows to the rear, both rooms have central heating radiators and ceiling light fittings. The bathroom is to the rear with Velux style window and comprises of 3pc suite of wash hand basin, WC and bath with mixer shower. Tiled to half height in a white tile with the remainder of the room decorated in neutral tones. Vinyl flooring, central heating radiator and ceiling spotlight fitting.

Room Sizes

Hallway 1.82 x 3.66
Living room 5.30 x 4.75
Kitchen, 4.65 x 3.55
Bathroom 2.77 x 1.77
Bedroom 3.60 x 4.65
Bedroom 4.80 x 3.45

Externally

The property benefits from a small patio area to the front. (No further garden Ground) A large garage/workshop with mezzanine level provides good storage and has power and light. Coal house and parking space at street level.

Directions

Traveling from the north on the A7 take a right into Ashkirk, the property is located on the left just before the Smiddy Bar and Restaurant.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services

Mains drainage, water 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:

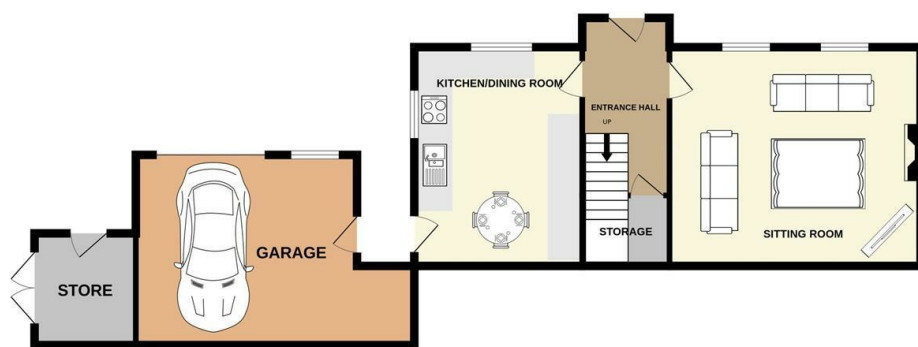
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	55	73
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
	50	66
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



THE NEUK, ASHKIRK

Important:

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