



BANNERMANBURKE

PROPERTIES LIMITED



6E Harden Place, Hawick, TD9 7BY

Asking Price £50,000



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- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ 2 DOUBLE BEDROOMS ■ BATHROOM ■ BALCONY WITH SUPERB VIEWS ■ GOOD STORAGE ■ PRIVATE OUTHOUSE ■ SHARED DRYING GREEN ■ EPC RATING D

Viewing comes highly recommended of this second floor two bedroom spacious flat with exceptional views. Located on a good bus route and just a short walk to town centre and all local amenities. Presented for sale in good order with neutral décor throughout, this property would make an ideal first time buy, down size opportunity or rental investment. Benefits from gas central heating and double glazing, integrated outhouse and shared drying green. No onward chain.

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

A well maintained communal close leads up to the flat which is

located on the second floor. The property is entered via a timber and glazed door into the hallway where all accommodation can be accessed and two cupboards provide good storage, one housing the boiler. The flat is a light filled spacious property, decorated in white throughout with grey carpet flooring to the living room and bedrooms and patterned vinyl to floor in the entrance hallway, kitchen and bathroom. The living room is to the front with double glazed window offering superb views over the town and surrounding countryside. The main focal point of the room is the electric fire suite with timber surround. Central heating radiator and ceiling light fitting. From here a door leads out onto the balcony which is also to the front enjoying the lovely views and providing a private outdoor space. The kitchen is located to the side with large double glazed window. Good range of floor and wall mounted units in white with laminate worksurfaces and tile to splashback areas. Space for freestanding cooker, fridge freezer and space and plumbing for washing machine. Ceiling light fitting, central heating radiator and ample space for breakfasting table and chairs. Both bedrooms are good size doubles with central heating radiators and ceiling light fittings. One bedroom is to the front with a built in wardrobe and double aspect windows providing lovely views and good natural light. The second bedroom is to the side and has a good range of built in wardrobes providing excellent storage. The bathroom is to the side with opaque double glazed window and comprises of 3 piece suite of bath with shower over which is run off the boiler, WC and wash hand basin. Ceiling light fitting and central heating radiator.

Room Sizes

Kitchen 2.92 x 3.72
Sitting Room 5.20 x 3.33
Bedroom 3.38 x 4.07
Bedroom 2.59 x 4.02
Bathroom 1.76 x 1.94

Externally

The property benefits from a private outhouse located outside the block at ground level and a shared drying green to the rear. On street parking.

Directions

Heading into Hawick from the north take a right at the police station on Howdenbank and the forth left, onto Harden Place, the property is on the right.

Sales and Other Information

No onward chain

Fixtures and Fittings

N/A

Services

Mains drainage, water, gas and electricity.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



Offers:

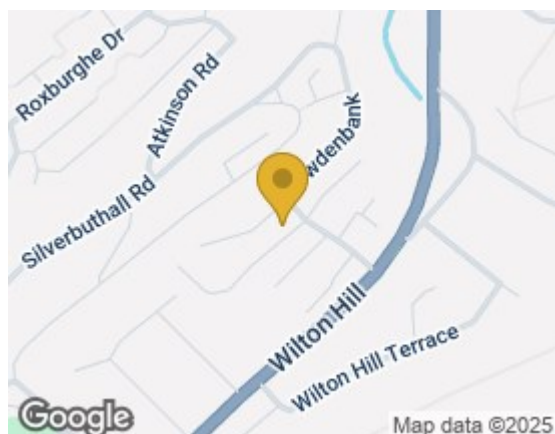
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

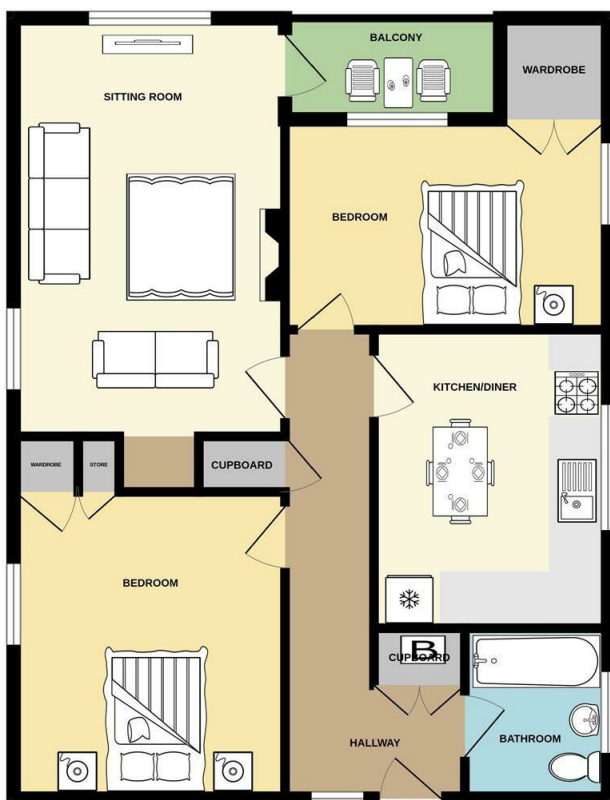
Notice:

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		65	75
(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 CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Scotland		EU Directive 2002/91/EC	



6E HARDEN PLACE, HAWICK

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