



BANNERMANBURKE

PROPERTIES LIMITED



5/3 Morrison Place, Hawick, TD9 0JD

Offers In The Region Of £70,000



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- EXTERNAL STAIRS ▪ HALLWAY ▪ SITTING ROOM ▪ KITCHEN ▪ TWO DOUBLE BEDROOMS ▪ BATHROOM ▪ GAS CENTRAL HEATING ▪ DOUBLE GLAZING ▪ SHARED REAR COURTYARD ▪ EPC RATING D

We are pleased to bring to market this two bedroom double upper flat in the popular West End area of town, a short walk to the town centre and all local amenities. Presented for sale in good order with gas central heating and double glazing. Courtyard to the rear offers clothes drying facilities. Ideal first time buy, buy to let or downsize opportunity.

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

The property is entered from the rear of the building to the front

door that provides access to the hallway. Decorated in neutral tones with laminate flooring, the hallway provides access to the kitchen and living room. A storage cupboard houses the electric meter and switch gear.

The kitchen is located to the rear with double glazed windows providing lovely views. Good range of floor and wall units with ample work surface space that continue up to form splashbacks. Built in single electric oven and four burner ceramic hob with extractor fan above. One and a half bowl stainless steel sink and drainer with mixer tap sits beneath the window. Integrated fridge freezer, space and plumbing for a washing machine and a cupboard houses the combination gas boiler. Stone tiled flooring and ceiling spotlights.

A spacious sitting room is located to the front of the property with two large double glazed windows allowing lots of natural light through. Decorated in neutral tones with laminate flooring and feature wall in patterned wallpaper. Recessed display area with cupboards below for storage. Central heating radiator and wall mounted electric fire.

A carpeted staircase leads up to the first floor landing where two bedrooms and bathroom are located. Both bedrooms are double rooms with built in wardrobes, carpet flooring, central heating radiators and double glazed windows. The bathroom comprises of a 3pc suite of wash hand basin, WC and bath with shower above. Tiled to full height in a neutral tile with tiled flooring. Double glazed opaque window, central heating radiator and ceiling light.

Room Sizes

SITTING ROOM 3.48 x 6.09

KITCHEN 3.91 x 2.27

DOUBLE BEDROOM 3.09 x 3.38

DOUBLE BEDROOM 2.44 x 3.51

BATHROOM 2.13 x 1.97

Externally

A shared drying area to the rear offer clothes drying facilities and a private outhouse offers external storage.

Directions

From the High Street travelling West, turn onto the Howegate and continue onto Drumlanrig Square. Take a right onto Beaconsfield Terrace and first left onto Myreslaw Green. Take the second right onto Morrison Place and the property is located on the left hand side.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

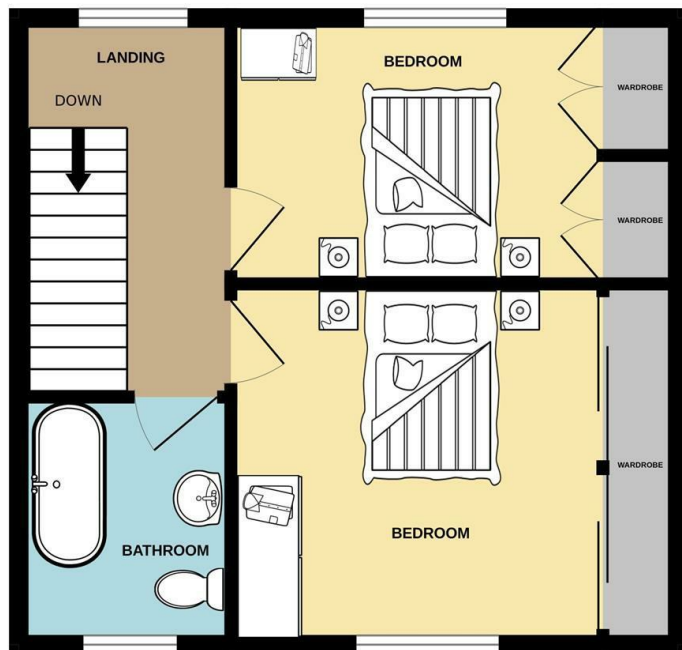
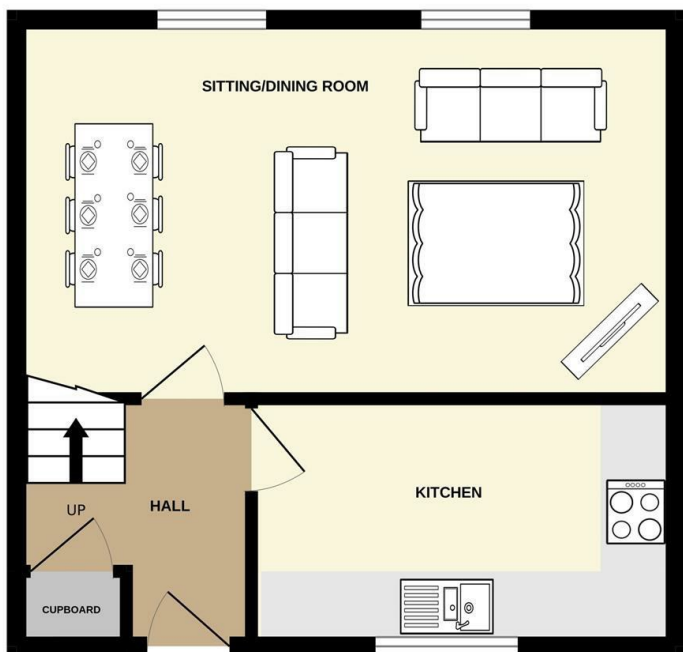
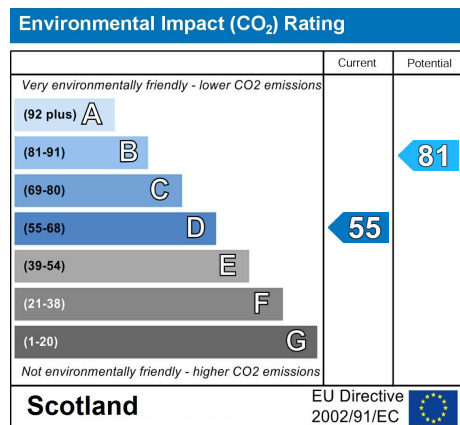
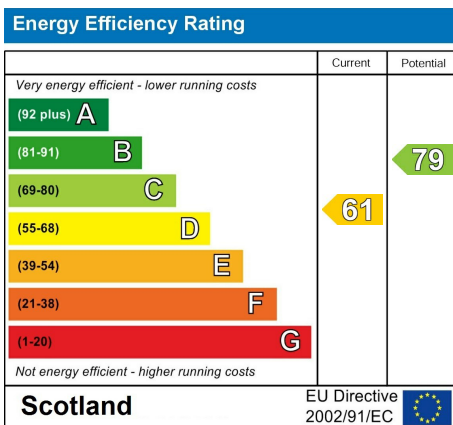
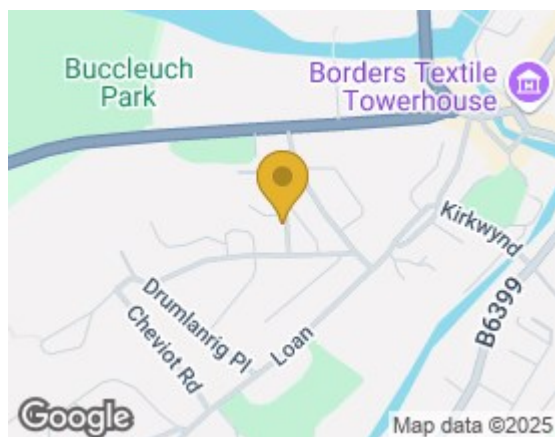
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



5/3 MORRISON PLACE, HAWICK

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