BANNERMANBURKE
PROPERTIES LIMITED

6/2 Duke Street, Hawick, TD9 9PY

Offers In The Region Of £50,000

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▪ HALLWAY▪ OPEN PLAN LIVING ROOM/KITCHEN▪ 2 BEDROOMS ▪ SHOWER ROOM▪ SHARED GARDEN TO THE REAR▪ OUTHOUSE ▪ GROUND FLOOR PROPERTY▪ CLOSE TO LOCAL AMENITIES▪ GAS CENTRAL HEATING ▪ EPC RATING C

We are pleased to bring to market this ground floor two bedroom property which has been freshly decorated throughout. Ideal first time buy, buy to let or down sizing opportunity., located just a short walk to the town centre and all local amenities. Benefits from gas central heating, double glazing, outhouse and shared garden to the rear.

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

A well maintained communal close leads to the property which is located on the ground floor. Entered via a timber door with glazed panel into the hallway which gives access to all accommodation and has 2 ceiling light fittings, central heating radiator, laminate to floor. The electric meter and switch gear is located in a cupboard above the front door. Decorated throughout in a neutral pallet with newly fitted carpets to the master bedroom and living room, this property is move in ready. The living room is to the rear looking over the shared garden. Central heating radiator, ceiling light fitting, TV point and electric fire suite all feature here. The kitchen is open to the living room and is well equipped with a good range of floor and wall mounted units with black laminate worksurfaces and tile to splashback areas. Stainless steel single bowl sink and drainer with mixer tap over, sits under an opaque double glazed window which allows good natural light into the space. Integrated electric oven and 4 burner gas hob with extractor over, fridge freezer and space and plumbing for washing machine. Tiled to floor. The shower room comprises of shower enclosure with chrome shower run from the boiler, WC and wash hand basin. Attractive tile to shower enclosure and half height round the room with contrasting tile to floor. Recessed ceiling spotlights, wall mounted mirrored cabinet, white heated towel rail, and wall mounted light fixture with shaving point. Both bedrooms are to the front and are bright rooms with lovely views out to the new cycle route along the riverside. Ceiling light fitting and central heating radiator in each room. Within the main bedroom is a cupboard housing the gas meter. This freshly decorated ground floor property is move in ready and should be viewed to fully appreciate.

Room Sizes
Hallway 3.53 x 0.95
Living Room 4.44 x 3.20
Bedroom 3.36 x 4.15
Bedroom 2.14 x 3.22
Shower Room 2.45 x 1.73

Externally
Shared garden to the rear which is laid to lawn with clothes drying facilities and an outhouse in the communal hallway houses the combination boiler.

Directions
Entering Hawick on the A7 from the North, continue down Wilton Hill and straight through the roundabout by the Teviotdale Leisure Centre. Continue on after the bridge along Mart Street and take the second exit at the roundabout and then first left onto Trinity Street, again, take the first left onto Earl Street and continue to the end, take a left onto Duke Street and the property is on the left.
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Sales and other Information

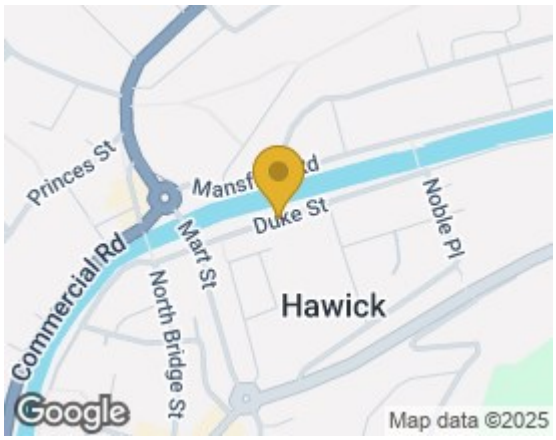
Fixtures and Fittings
All carpets, floor coverings, light fittings, integrated appliances and washing machine included in the sale.

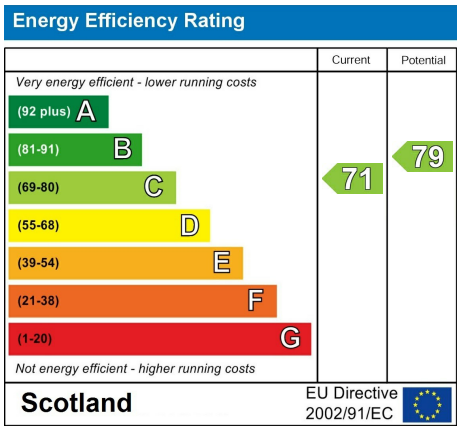
Services
Mains drainage, water, gas and electricity.

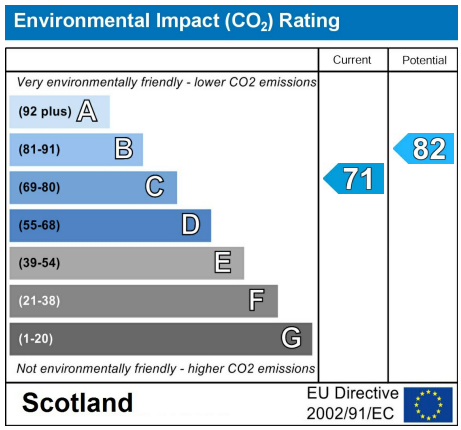
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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







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