



# BANNERMANBURKE

PROPERTIES LIMITED



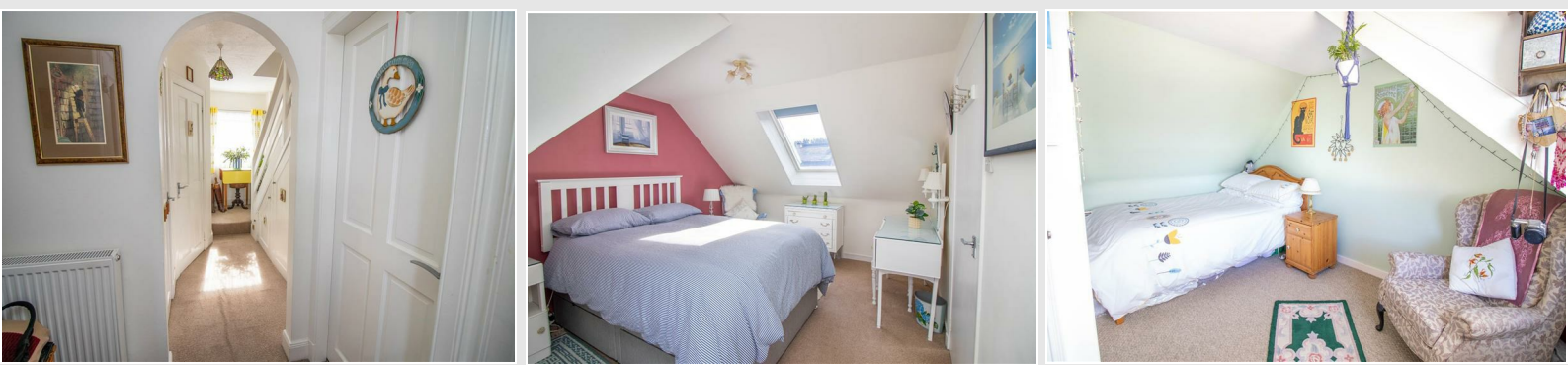
**8/4 Gladstone Street, Hawick, TD9 0HX**

**Offers In The Region Of £80,000**



# 8/4 Gladstone Street, Hawick, TD9 0HX

## Offers In The Region Of £80,000



- SITTING ROOM ■ KITCHEN ■ 3 DOUBLE BEDROOMS ■ BATHROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ SHARED GARDEN & OUTHOUSE ■ SUPERB VIEWS ■ EPC RATING D

8/4 Gladstone Street is a delightful light filled property, situated in a ideal location for town centre and all amenities. Drumlanrig Primary School is just round the corner with Hawick High Secondary School located just down the hill. This 3 bedroom second floor double upper has fantastic views and offers ideal accommodation for first time buyers, starter families or investors looking for a rental property. Benefits from double glazing and gas central heating throughout.

### 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 communal close leads to the rear courtyard where stairs and a further enclosed communal close leads up to the property. Entering via a UPVC door, the hallway gives access to all accommodation and is light and airy with neutral décor and a window that fills the space with natural light. The kitchen is to the front with a large window enjoying spectacular views over the town. Good range of floor and wall mounted units in timber with laminate worksurfaces, integrated electric oven and gas hob with chimney style cooker hood over, circular stainless steel sink and drainer with mixer tap, space for free standing fridge freezer and space and plumbing for washing machine. The living room, also to the front, has ample space for furniture. A white timber fire surround with black marble back and hearth houses a gas fire and a recessed unit offers shelving and storage. This room is lovely and light with neutral décor and carpet flooring. Also on this level is a double bedroom with fitted wardrobes and the bathroom comprising of three piece suite of bath, with shower over (run from the boiler) WC and wash hand basin. Tile to bathing area with contrasting tile to floor, this room is again lovely and bright with opaque window letting light stream in. Carpeted stairs lead to the upper level where two further bedrooms are located and the elevated position allows for fabulous views from these rooms. Both are double rooms with tasteful décor and carpet to floor. The storage is plentiful in this property with cupboards in every available space. Double glazing and gas central heating throughout with the boiler located in the downstairs bedroom. This bright and airy flat is a must see!

## Room Sizes

SITTING ROOM 3.65 x 3.90

KITCHEN 3.75 x 2.75

BATHROOM 2.50 x 1.85

DOUBLE BEDROOM 3.05 x 4.00

DOUBLE BEDROOM 3.65 x 3.15

DOUBLE BEDROOM 4.20 x 2.25

## Externally

A shared courtyard to the rear offers clothes drying facilities and patio area and an outhouse provides good storage.

## Directions

From the High Street travelling West, continue over the bridge and take a left onto Howegate. Continue onto Drumlanrig Square and take a right onto Beaconsfield Terrace. Take a left onto Gladstone Street and the property lies 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, gas, electricity and water.



**Offers:**

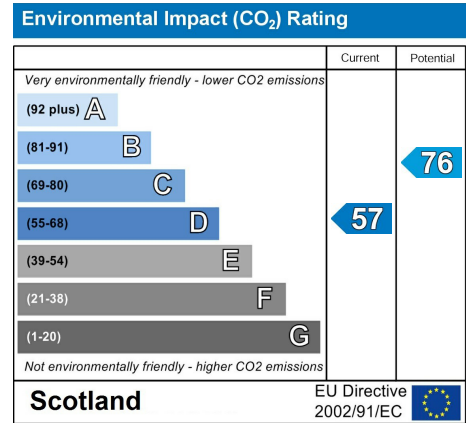
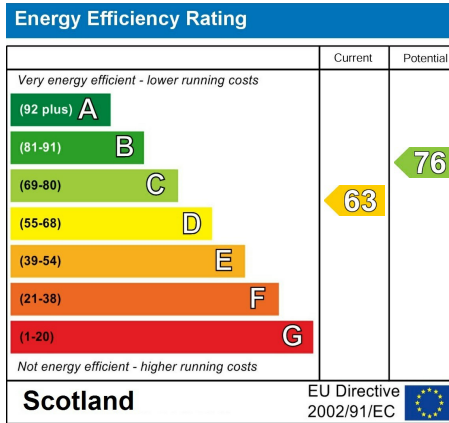
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

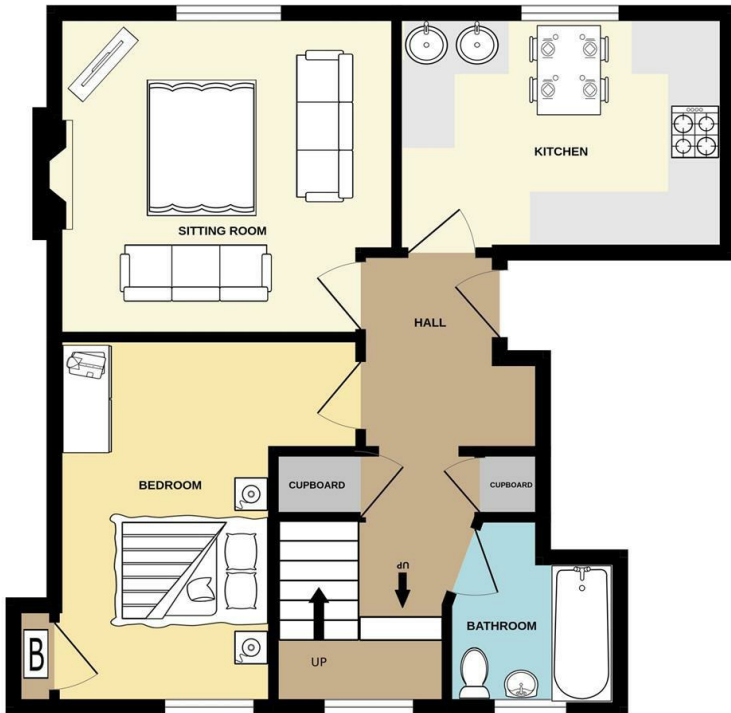
Strictly by appointment through Bannerman Burke Properties Ltd.

**Notice:**

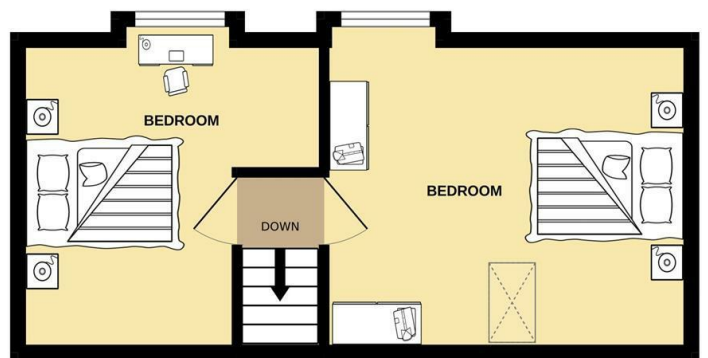
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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.



SECOND FLOOR



UPPER FLOOR



8/4 GLADSTONE STREET, HAWICK

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