



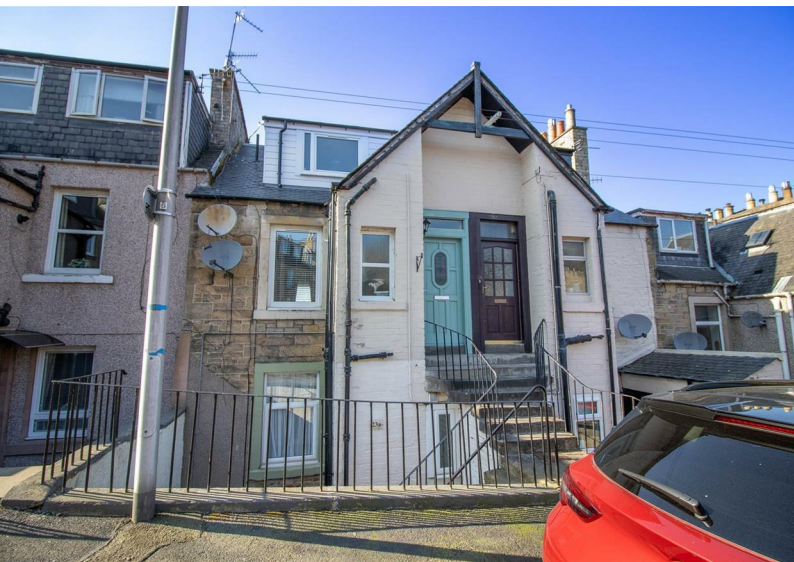
BANNERMANBURKE

PROPERTIES LIMITED



23b Wellogate Place, Hawick, TD9 9JG

Offers In The Region Of £115,000



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- OWN FRONT DOOR ■ OPEN PLAN SITTING ROOM/DINING ROOM ■ KITCHEN ■ LARGE MASTER BEDROOM ■ DOUBLE BEDROOM ■ BATHROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ ON STREET PARKING ■ EPC RATING D

We are delighted to bring to market this beautiful two bedroom double upper maisonette with own front door in the heart of the town. Presented for sale in pristine order with modern and contemporary kitchen and bathroom fittings and tasteful neutral décor throughout. Located just a short walk to the town centre and all local amenities, this stunning home is an ideal first time buy, rental investment or lock up and leave property.

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

Entered from the front via a timber and glazed door into the entrance hall which is nice and bright and provide access to the

upper level via carpeted stairs and to the downstairs accommodation. The beautifully designed open plan living room and dining room creates an inviting atmosphere and is ideal for entertaining and family living. The seamless flow from one room to the other offers a bright and comfortable space with large double glazed windows at both sides allowing lots of natural light through. Decorated in fresh neutral tones with wooden flooring and a large under stairs cupboard provides excellent storage. The sitting room gives access to a utility cupboard which is located to the front of the property with double glazed window. Space and plumbing for a washing machine with work surface space, wall mounted combination gas boiler and gas meter.

To the rear, the stylish and contemporary kitchen is well equipped with integrated fridge freezer, single built in electric oven and four burner ceramic hob and chimney style cooker hood. A one and a half bowl composite sink and drainer sits beneath a double glazed window providing lovely views. Good range of floor and wall units with ample worksurfaces that continue up to form splashbacks. Recessed ceiling spotlights and laminate flooring.

The upper level houses two double bedrooms and family bathroom and is accessed from the hallway via carpeted staircase with timber handrail.

A large spacious master bedroom is located to the rear of the property and has beautiful views over the town. This generous sized room has ample space for bedroom furniture and a large walk in wardrobe for storage. The second double room is located to the rear also and decorated in fresh neutral tones with carpet flooring and double glazed window.

A beautiful 3pc bathroom of bath with shower over, wash hand basin and WC is located to the front with large double glazed window providing lots of natural light. The wash hand basin sits in vanity furniture with storage below and the shower runs off the boiler. Tiled to full height around the bathing area is a lovely grey tile with tiled flooring, recessed ceiling spotlights and central heating radiator.

Room Sizes

SITTING ROOM 4.00 x 3.80

DINING ROOM 4.15 x 3.00

KITCHEN 4.15 x 2.00

UTILITY CUPBOARD 1.45 x 1.00

MASTER BEDROOM 4.80 x 3.00

DOUBLE BEDROOM 3.10 x 2.15

BATHROOM 2.80 x 2.75

Directions

From the High Street travelling West, turn onto Cross Wynd and drive up the hill and over the bridge. Take a left onto Wellogate Place and the property lies about half way down on the left hand side.

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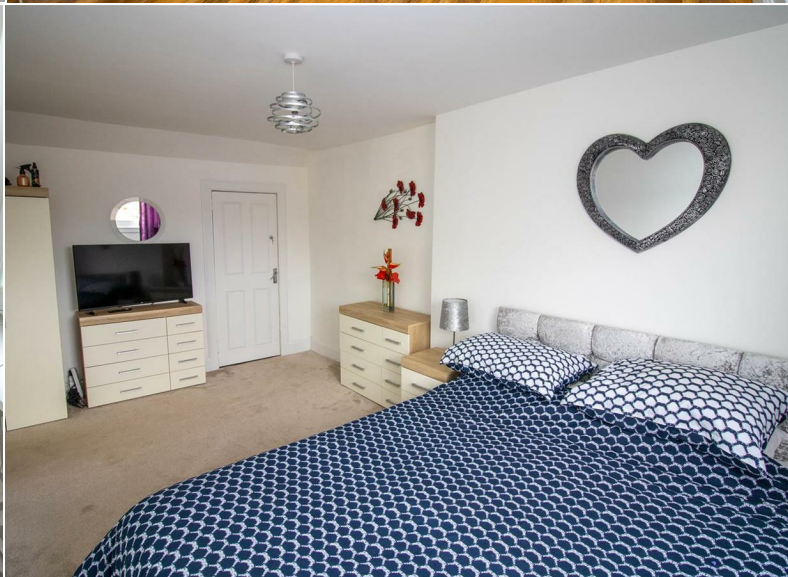
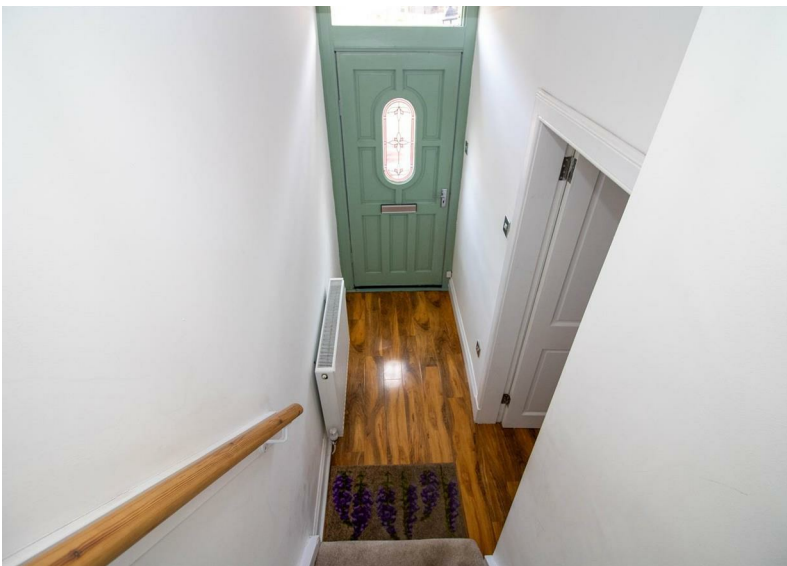
Sales and Other Information

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:

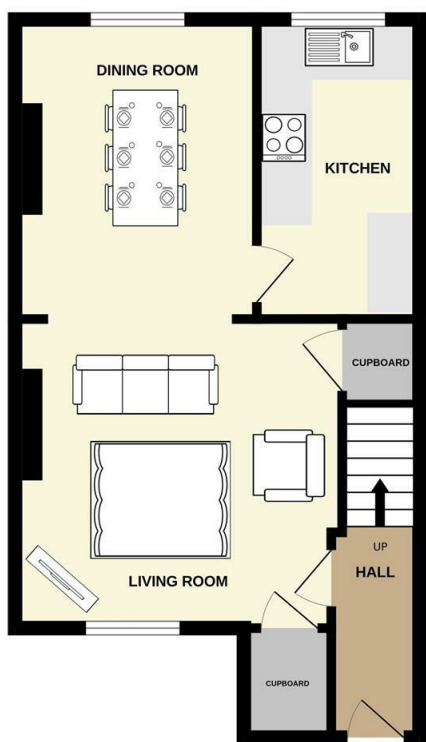
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



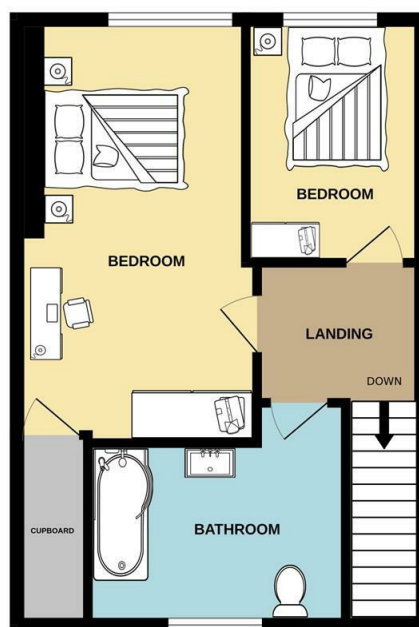
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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

LOWER FLOOR



UPPER FLOOR



23B WELLOGATE PLACE, HAWICK

Important:

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