



BANNERMANBURKE

PROPERTIES LIMITED



7/3 Princes Street, Hawick, TD9 7AX

Offers In The Region Of £80,000



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■ SITTING ROOM ■ DINING KITCHEN ■ 3 BEDROOMS ■ BATHROOM ■ SHARED GARDEN TO THE REAR ■ outhouse ■ GCH & DG ■ CLOSE TO TOWN CENTRE AND LOCAL AMENITIES ■ STUNNING VIEWS OVER THE TOWN ■ EPC RATING D

This spacious 3 bedroom top floor flat is presented for sale in good decorative order and offers superb views over the town and surrounding countryside. Located just a short walk to the town centre and local amenities, this property would make an ideal starter home, buy to let investment or holiday home and benefits from gas central heating and double glazing as well as a beautifully maintained 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

Entered via communal close shared with 2 other properties, 7/3 is located on the second floor with an outhouse housing the gas boiler and offering storage located just outside the front door. The entrance hallway is spacious and has an access hatch to the roof space above which is floored. The sitting room is to the front with large double glazed window allowing good natural light. Freshly decorated in neutral tones with carpet to floor and ample room for furniture. The main focal point is the Fyfe Stone fire place that extends the width of the room providing shelving. The kitchen is to the rear and is a good size also with space for dining table and chairs. Ample floor and wall mounted units in cream with laminate worksurfaces and tile to splash back area. A one and half bowl stainless steel sink with mixer tap sits under the window looking out to the rear with lovely views over the town. Integrated double oven and hob and space and plumbing for a washing machine and space for free standing fridge freezer. The bathroom is to the rear and comprises of bath with shower over, WC and wash hand basin. Tile to bathing area, opaque double glazed window to the rear and neutral décor with vinyl to floor. The property has three bedrooms which are all tastefully decorated with carpet to floor, two are doubles with built in wardrobes and the third is a large single and would make an ideal nursery or home office.

Room Sizes

Sitting Room 3.37 x 4.39

Kitchen 3.51 x 3.67

Bathroom 2.52 x 2.00

Bedroom 3.04 x 3.84

Bedroom 3.36 x 3.20

Bedroom 3.38 x 2.00

Externally

A very well maintained shared garden to the rear with clothes drying facilities and large area laid to lawn is a great advantage.

Directions

Entering Hawick from the South on the A7, take a left at the Sandbed roundabout, travel over the bridge and take the first left onto Albert Road, continue up Wilton Path and on to Princes Street. The property sits on the right hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings 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.

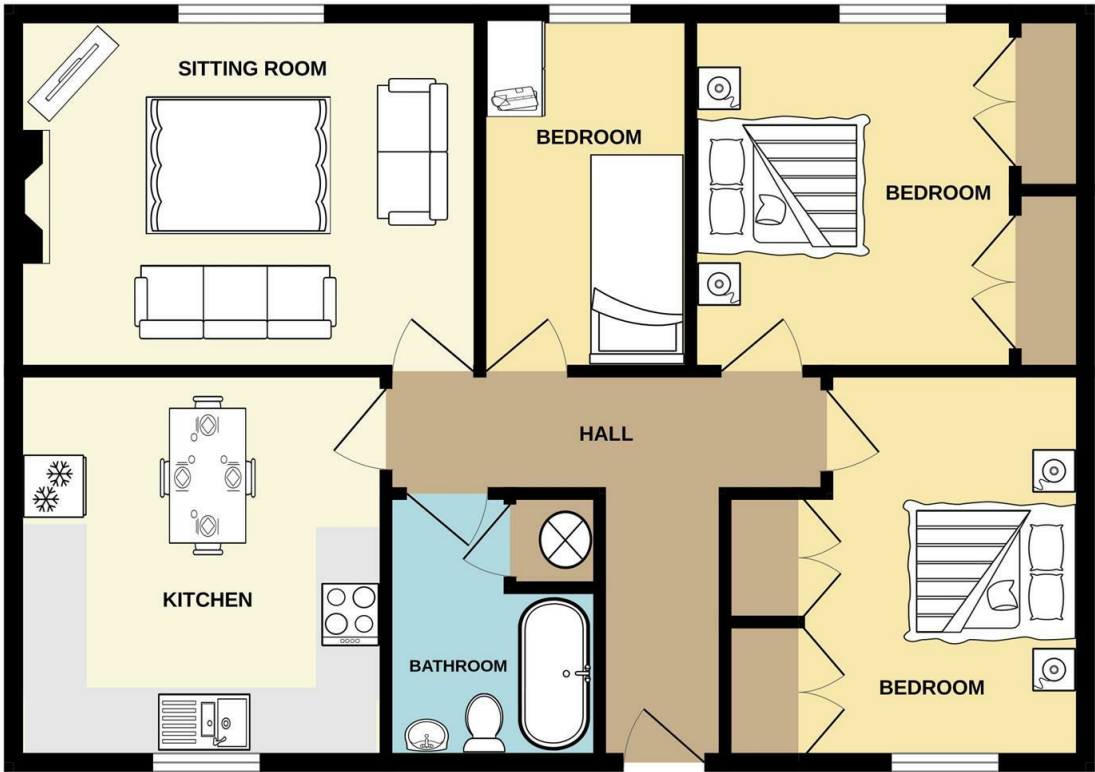
Notice:

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		
	68	77
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		
	65	77
Scotland	EU Directive 2002/91/EC	



7/3 PRINCES STREET, HAWICK

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