



BANNERMANBURKE

PROPERTIES LIMITED



39a Branxholme Road, Hawick, TD9 7BU

Offers In The Region Of £60,000



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■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ 2 DOUBLE BEDROOMS ■ SHOWER ROOM ■ BALCONY ■ outhouse ■ SHARED DRYING GREEN ■ EPC RATING C

We are delighted to bring to market this ground floor 2 bedroom flat located just a short walk to town centre and all local amenities. Presented for sale in immaculate order with neutral décor throughout, this property would make an ideal first time buy, down size opportunity or rental investment. Benefits from gas central heating and double glazing, integrated outhouse and shared drying green.

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 via a timber door with glazed panel into the entrance hallway which gives access to all accommodation and has two large cupboards offering storage. The living room is to the front of the property and is a lovely bright room with triple aspect in the way of double glazed windows to the front and side and a double glazed door leading out to the balcony. A wall mounted electric fire is the main focal point of the room and a large cupboard offers good storage. The kitchen is to the side of the property with large window allowing in lots of natural light. This room is a generous size and offers ample space for dining table and chairs. Good range of base units with laminate worksurfaces and a tall cupboard with pull out shelving is a useful addition. Space for free standing cooker with chimney style cooker hood over, space for under counter fridge and space and plumbing for washing machine. One and a half bowl stainless steel sink with mixer tap over. The shower room is also located to the side and comprises of quadrant shower enclosure with electric shower, WC and wash hand basin set in vanity furniture. Shower boarding to the bathing area makes for easy cleaning and an opaque double glazed window fills the room with light. Both bedrooms are good size doubles with built in wardrobes offering plenty of storage. The combination gas boiler is located in the cupboard in the front bedroom. The side bedroom was previously split to provide an additional bedroom and so with relevant permissions a wall could easily be reinstated, as the door is still in place. With fresh neutral décor and carpets, gas central heating and double glazing throughout this property is a lovely light filled flat and viewing is recommended to fully appreciate the accommodation on offer.

Room Sizes

Hallway 5.80 x 1.00 (2.20)

Kitchen 2.90 x 2.70

Living room 5.05 x 3.35

Bathroom 1.65 x 2.00

Bedroom – 3.80 x 3.35

Bedroom – 4.00 x 2.60

Externally

The property benefits from an integrated outhouse, located at the front door of the property, a lovely balcony providing a private alfresco space and a shared drying green.

Directions

Entering Hawick from the north, head down the A7 onto Wilton Hill taking a left before the traffic lights onto Havelock Street and continue up onto Branxholme Road. The property is located at the top of the pedestrian lane and can be access from either Branxholme Road or Silverbuthall Road.

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:

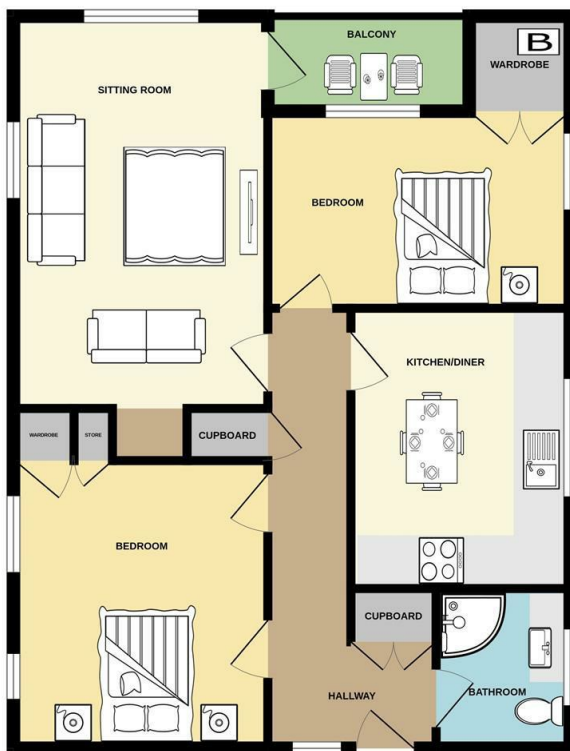
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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		71	75
(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 CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR



39A BRANXHOLME, HAWICK

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