



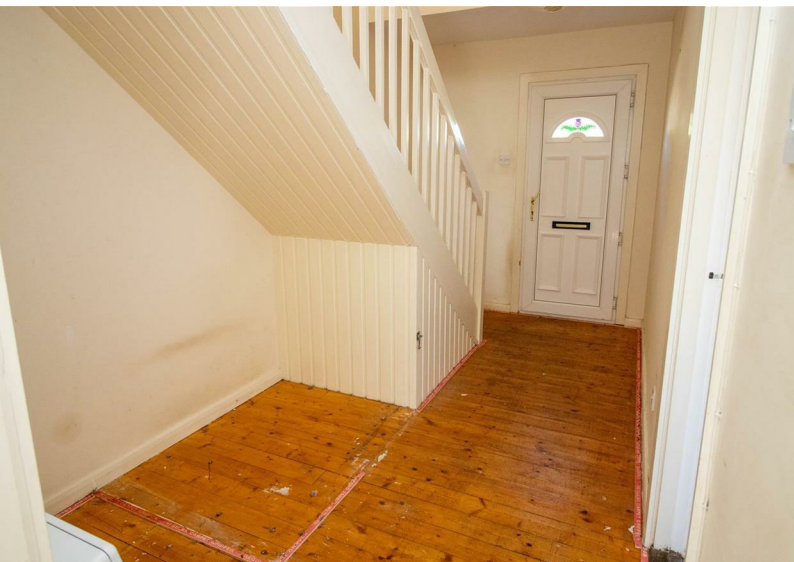
BANNERMANBURKE

PROPERTIES LIMITED



13 Stonefield Place, Hawick, TD9 0EZ

Offers In The Region Of £85,000



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- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ 2 DOUBLE BEDROOMS ■ BATHROOM ■ GARDEN WITH OUTHOUSE ■ LOVELY VIEWS ■ AMPLE ON STREET PARKING ■ SOLAR PANELS ■ EPC D

Ideally positioned just a short stroll from the town centre yet tucked away in a peaceful setting, 13 Stonefield Place is a spacious two-bedroom end-terrace home offering both front and rear gardens, an outhouse, and delightful views across the town. With some modernisation, this property presents an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a strong rental prospect. Additional features include solar panels that contribute back to the grid and ample on-street parking conveniently located adjacent to the 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 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

Entered from the front via UPVC door into the hallway where all accommodation can be accessed. The spacious living room is located to the front with two large double glazed windows allowing good natural light into the room and is decorated in neutral tones with storage heater and ceiling light. The kitchen is a lovely bright room to the rear with double glazed window looking over the rear garden and a double glazed door leading out. Good range of floor and wall mounted units in a timber effect with ample work surface space and tiling to splashbacks and to floor. Plenty space for under counter appliances including plumbing for a washing machine and tumble dryer. Integrated electric oven and induction hob with chimney style cooker hood over with stainless steel splashback, single bowl stainless steel sink with drainer and mixer tap. A large pantry cupboard houses the electric meter, switch gear and PV solar panel isolator and meter and provides great additional storage. Recessed spotlights to ceiling and storage heater. A staircase leads to the upper landing where a large airing cupboard houses the water tank and offers shelving and access to the roof space is via a ceiling hatch here. Located on the upper level are two good size double bedrooms and the bathroom. Both bedrooms are lovely light filled rooms thanks to the large double glazed windows which look out to equally pleasant views to both the front and rear. Each have built in wardrobes providing storage, storage heaters and ceiling light fittings. The bathroom is located to the rear comprising of bath with shower over, WC and wash hand basin, ceiling light fitting and opaque double glazed window. This spacious, bright property should be viewed to fully appreciate the accommodation, garden space, location and potential.

Room Sizes

LIVING ROOM 3.79 x 4.19

KITCHEN 4.78 x 2.28

BEDROOM 4.88 x 2.60

BEDROOM 3.91 x 2.96

BATHROOM 1.68 x 2.07

Externally

13 Stonefield Place benefits from a private tiered garden to the rear with clothes drying facilities and outhouse and additional garden ground to the front. Ample on street parking can be found adjacent to the property.

Directions

From the high street take a left at heart of Hawick and follow the road round onto the B6399 and Slitrig Crescent, take a left onto Stonefield place, turn right then left and follow the road round, the property is on the right.

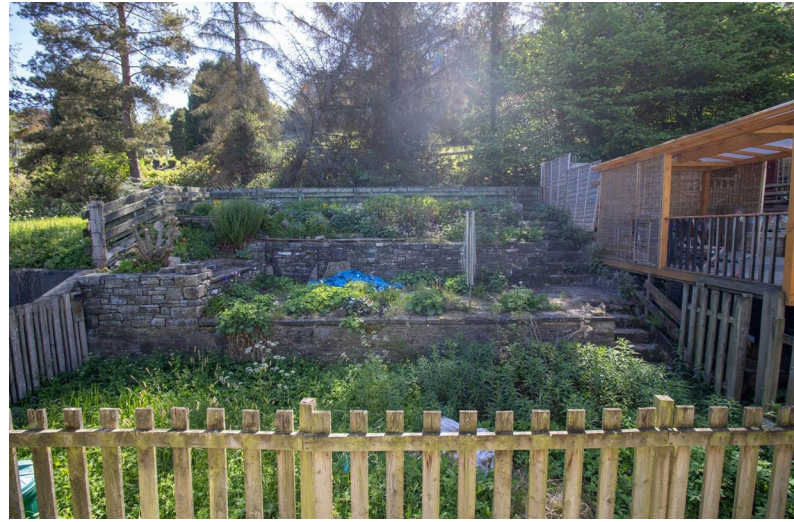
Sales and Other Information

Fixtures and Fittings

Light fittings and integrated appliances included in the sale.

Services

Mains drainage, water, electricity and solar panels to roof which feed back to grid.



Offers:

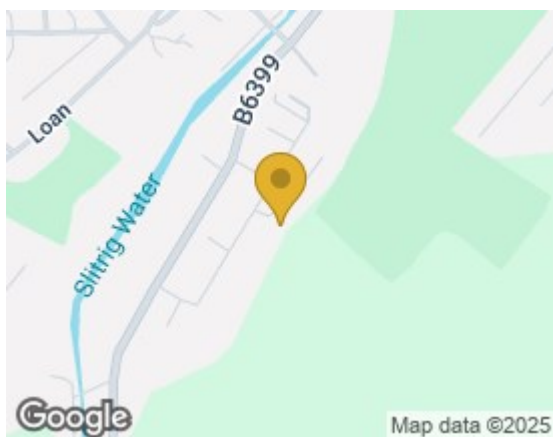
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

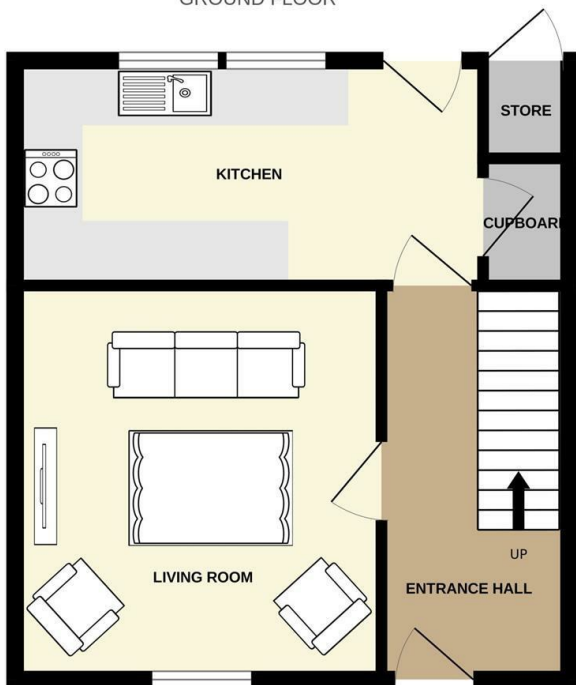
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



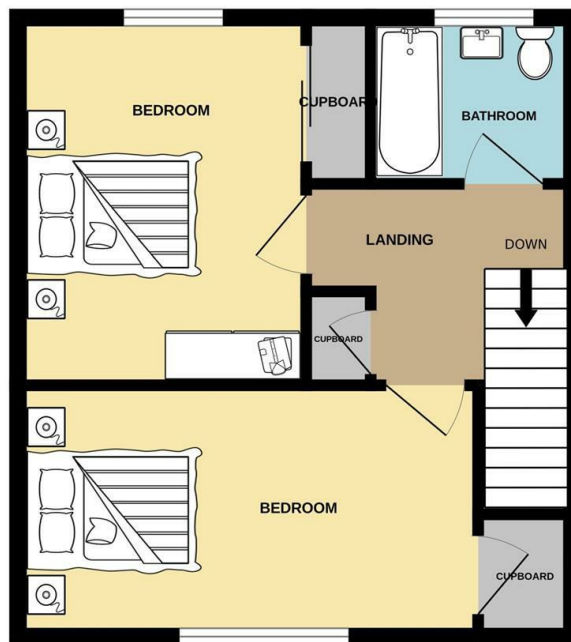
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			58
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



13 STONEFIELD PLACE, HAWICK

Important:

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