



# BANNERMANBURKE

PROPERTIES LIMITED



**6 Liddesdale Crescent, Hawick, TD9 0EX**

**Offers In The Region Of £270,000**



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# 6 Liddesdale Crescent, Hawick, TD9 0EX

## Offers In The Region Of £270,000



- VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ THREE DOUBLE BEDROOMS (MASTER ENSUITE) ■ BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ DRIVEWAY AND GARAGE ■ LARGE ENCLOSED REAR GARDEN WITH DECKING

We are delighted to present to the market this lovely three-bedroom detached bungalow, benefiting from a garage, private driveway, and a generously sized level garden, ideally situated within a quiet and sought after residential development of similar properties. Offered for sale in very good order with two public rooms and a large dining kitchen offering well appointed family living space. Benefits from gas central heating and double glazing and garage with power, light and loft storage. Viewing is highly recommended.

### 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 a covered porch into the vestibule and hallway, where all accommodation is accessed. Three large

cupboards within the vestibule and hallway are a great advantage and provide excellent storage. A bright and spacious living room with bay window overlooks the front garden and has ample space for furniture with double timber and glazed door leading through to the dining room. Located to the side of the property with double glazed window, the dining room is versatile in use and could be used for a variety of purposes. Both rooms along with the dining kitchen are decorated in neutral tones with laminate flooring. An open doorway from the dining room leads into the dining kitchen, situated at the rear of the property. This bright and airy space benefits from double glazed windows and doors that open onto the rear garden and decking, allowing an abundance of natural light to flood the room. The kitchen has a good range of floor and wall units with ample work surface space, integrated double oven, five burner gas hob, integrated fridge freezer and dishwasher. Space for dining table and chairs or seating as a living area.

There is a useful utility room located to the rear with additional floor and wall units, sink and space and plumbing for a washing machine (included in the sale). There is space also for a tumble dryer. A double glazed door provides access to the rear garden.

The property benefits from 3 double bedrooms with the master bedroom having an ensuite shower room. All bedrooms have built in wardrobes for storage, double glazed windows and are decorated in neutral tones. The ensuite shower room, located off the master bedroom to the rear, comprises of a 3pc suite of shower, wash hand basin and WC with chrome shower located within the enclosure. Chrome heated towel rail and double glazed opaque window to the rear.

Finally the family bathroom is great size comprising of 4pc suite of free standing bath, shower enclosure with chrome shower above, wash hand basing and WC. Decorated in fresh neutral tones with tiled flooring, double glazed opaque window and chrome heated towel rail.

### Room Sizes

SITTING ROOM 6.00 x 5.85

DINING ROOM 3.80 x 3.90

DINING KITCHEN 6.00 x 3.30

UTILITY ROOM 2.00 x 2.50  
FAMILY BATHROOM 1.70 x 3.50  
MASTER BEDROOM 3.45 x 3.20  
ENSUITE SHOWER ROOM 1.75 x 2.60  
DOUBLE BEDROOM 3.25 x 3.00  
DOUBLE BEDROOM 3.25 x 3.00

### Externally

Set in a generous plot with driveway for several vehicles and area of lawn to the front. Gated access leads to a large enclosed garden to the rear with greenhouse and very large area of decking and lawn. The rear garden boasts beautiful fruit trees and is an ideal space for al fresco dining.

### Directions

What3words///wasps.misty.bagpipes  
From the High Street travelling West, turn left onto Slitrig Crescent and continue along onto Liddesdale Road. Take a right into Liddesdale Crescent, after the commercial properties and follow the crescent half way around to the left. The property lies on the left hand side.

### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and washing machine.

#### 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](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.



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			
<b>Scotland</b>		EU Directive 2002/91/EC	
		75	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	
		71	79



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