



BANNERMANBURKE

PROPERTIES LIMITED



76 Orchard Terrace, Hawick, TD9 9LX

Offers In The Region Of £165,000



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- LARGE HALLWAY ■ SITTING ROOM ■ CONSERVATORY ■ BREAKFASTING KITCHEN ■ THREE BEDROOMS ■ SHOWER ROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ PRIVATE OFF STREET PARKING ■ LARGE WELL MAINTAINED FRONT AND REAR GARDEN ■ EPC RATING D

76 Orchard Terrace is a substantial three bedroom lower villa, offering spacious and well appointed accommodation, providing an excellent opportunity for buyers to make it their own. Boasting off street parking and private, well designed front and rear garden, this property must be seen to fully appreciate. Located in the popular 'Terraces' area of town, the property sits in an elevated position, providing beautiful views, especially from the lovely rear garden where the sun can be enjoyed to the late evening.

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

Upon entering 76 Orchard Terrace via a UPVC double glazed front door, you are welcomed into an entrance vestibule. This area features full height wall paneling and vinyl flooring, along with coat hanging facilities, creating a neat and functional entryway. A glazed internal door allows natural light to flow into the spacious hallway beyond. The hallway, decorated in crisp white with carpet flooring, is wide and welcoming, providing access to all accommodation. A large storage cupboard with shelving, coat hooks, and

lighting offers generous space, while a cleverly integrated bookshelf at the rear conceals a 'secret' door to additional storage.

To the rear of the property lies the generously sized sitting room, a bright and comfortable space with ample room for furnishings. Mirrored panels flank a feature wall designed for a wall mounted TV, and a patio style door opens into the conservatory which provides lovely views over the beautifully landscaped garden and direct access to a private patio. A second door from the conservatory leads conveniently back into the hallway.

The kitchen, also located at the rear, offers a good range of white wall and base units, complemented by laminate work surfaces and paneled splashbacks. The layout includes a practical breakfast bar and appliances including a one and a half bowl stainless steel sink with mixer tap, single electric oven, four burner induction hob with extractor hood, under counter fridge as well as space and plumbing for both a washing machine and a tumble dryer. A large double glazed window fills the room with natural light, and the space is finished with vinyl flooring.

The shower room features a shower enclosure with inset electric shower, WC, and wash hand basin with mirrored cabinet, overhead lighting, and shaver point. Fully tiled to the walls and finished with vinyl flooring, this room also benefits from excellent natural light from the large rear window.

Three well proportioned double bedrooms complete the accommodation. Two are positioned at the front of the property, boasting large windows with stunning views over the town. The third bedroom, located to the side houses the combination gas boiler. All bedrooms benefit from built in wardrobes with hanging and shelving space, TV wall mount fixings, ceiling light fittings, tasteful décor, and carpeted floors.

The property further benefits from gas central heating and double glazing. This charming home is a must see to truly appreciate its size, setting, character and potential.

Room Sizes

SITTING ROOM 4.12 x 4.46
CONSERVATORY 3.0 x 3.61
KITCHEN 3.93 x 3.01
BEDROOM 4.54 x 3.85
BEDROOM 3.25 x 4.39
BEDROOM 2.75 x 3.94
SHOWER ROOM 1.82 x 2.39

Externally

The garden at 76 Orchard Terrace has been lovingly maintained over the years, resulting in a truly enchanting outdoor space. At the rear, the tiered garden has been transformed into a spectacular haven. Dry stone walls frame charming patios and winding pathways, while flower covered archways lead you through the different levels. Along the way, you'll discover peaceful seating areas, vibrant flower beds, a tranquil pond, fruit bushes and enviable views. The front garden offers further garden grounds and patio area to enjoy the evening sun and views over the town.

In addition the garden offers practical features including clothes drying facilities, external power and water supplies and off street parking at the front of the property is a great benefit.

Directions

From the High Street travelling West, turn left onto Cross Wynd and continue up the hill, passing the cemetery on the right hand side. Take a left onto Orchard Terrace and continue all the way to the end of street (down into the dip and up the other side). The property lies on the right hand side. What3Words///gracing.cabinet.crawled

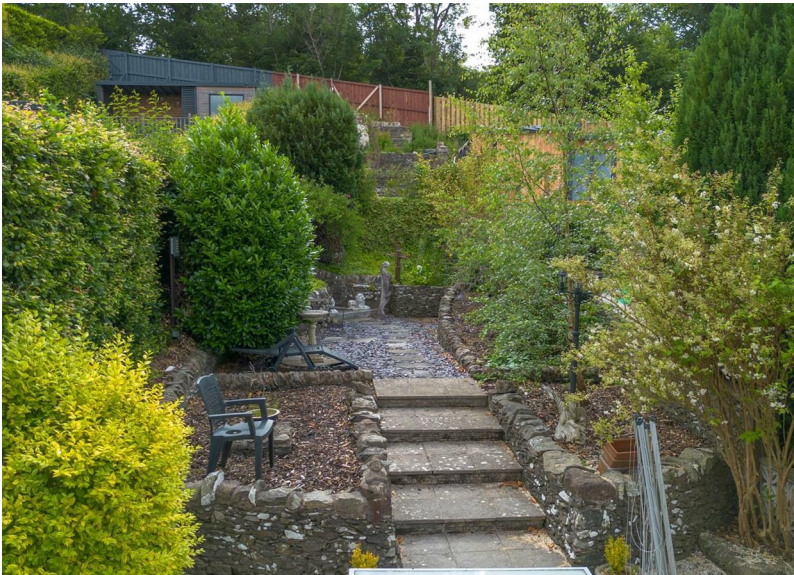
Sales and Other Information

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:

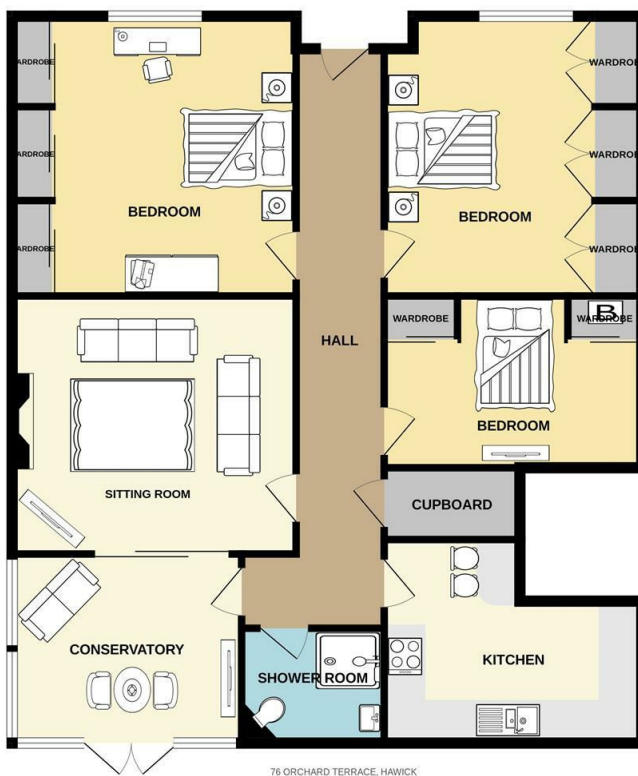
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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		
	62	74
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		
	61	76
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



76 ORCHARD TERRACE, HAWICK

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