



BANNERMANBURKE

PROPERTIES LIMITED



Knowesyde, 70 Orchard Terrace, Hawick, TD9 9LX

Offers In The Region Of £235,000



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- VESTIBULE ■ HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ 3 DOUBLE BEDROOMS ■ FAMILY BATHROOM AND SHOWER ROOM ■ LARGE FRONT AND REAR GARDENS AND OFF STREET PARKING ■ STUNNING VIEWS ■ EPC D

Enjoying an elevated position in the highly sought after Terraces area of town, 70 Orchard Terrace offers off-street parking for two vehicles, beautifully maintained front and rear gardens, and breath taking panoramic views. With charming period features, gas central heating, and double glazing, this property makes a superb family home. Viewing is highly recommended to fully appreciate all it has to offer.

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 to the side through a solid timber door, the welcoming vestibule features a single glazed side window, original tiled flooring, and practical coat and shoe storage. This charming entrance sets the tone for the home, with timber and glazed door with side panels creating a stunning feature as you transition into the hallway. From here, you have access to the sitting room, dining kitchen, and a turning staircase that leads to the upper level, where three double bedrooms and the family bathroom are located. The sitting room, positioned to the front of the property, boasts a generous footprint and a large bay window that captures spectacular views. This bright, inviting space offers ample room for furniture and is centered around a beautiful focal point of the solid timber fireplace surround housing a multi-fuel burning stove set on a tiled hearth. To the rear of the sitting room, a large understairs cupboard provides valuable storage and could easily serve as a compact home office.

The dining kitchen, located at the rear, is a light-filled space thanks to a wide double window overlooking the garden. It features a good range of white floor and wall mounted units, laminate work surfaces, and tiled splashbacks. Appliances include a one-and-a-half bowl sink with mixer tap, integrated double electric oven, gas hob with extractor, dishwasher, and an American-style fridge freezer with water and ice dispenser. A dining table and chairs fit comfortably, making it an ideal space for family meals and entertaining.

A door leads through to the utility room, which is another great advantage. Naturally lit by opaque side windows, it offers space and plumbing for a washing machine, a stainless steel sink and drainer, and additional wall and floor units for storage. To the rear, a handy shower room includes a shower enclosure with thermostatic shower, WC, and wash hand basin set into a vanity unit.

Upstairs, a carpeted turning staircase with a solid wood balustrade leads to the upper landing, where a skylight fills the space with natural light. A large cupboard offers further storage, and there is access to all three bedrooms and the family bathroom.

The master bedroom, located to the front, enjoys stunning open views across the town. Decorated in a calming green with carpeted flooring, it benefits from a full wall of fitted wardrobes providing hanging and shelving space. The two additional double bedrooms are both generously sized and tastefully decorated with carpet to floor. One overlooks the side of the property, while the other enjoys views of the beautifully maintained rear garden through large double glazed windows.

The family bathroom, located between the bedrooms, is decorated in neutral tones and features a WC, wash hand basin, and bath with electric shower over. Tiling to bathing areas, vinyl flooring and a chrome heated towel rail complete the space, which is bright and welcoming thanks to an opaque side window.

This beautiful property, full of original features such as high ceilings, ornate corning, deep skirting boards, and solid wood flooring, offers spacious and flexible accommodation ideal for family living. Viewing is highly recommended to fully appreciate the size, charm, location, and garden grounds.

Room Sizes

SITTING ROOM 4.14 x 5.85
DINING KITCHEN 4.35 x 3.54
UTILITY 1.94 x 2.10
SHOWER ROOM 1.32 x 1.78
MASTER BEDROOM 4.14 x 4.07
BEDROOM 3.37 x 2.14
BEDROOM 3.34 x 3.48
BATHROOM 2.15 X 1.75

Externally

To the front of the property, there is valuable off-street parking for two vehicles. Gated side access leads to the rear, where a generously sized and well maintained garden awaits. The outdoor space features a patio area, lawns with clothes drying facilities, a log store, and a raised decking area that captures the stunning views. The top level deck also includes a shed, under deck storage, and gated access directly to the surrounding countryside.

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.

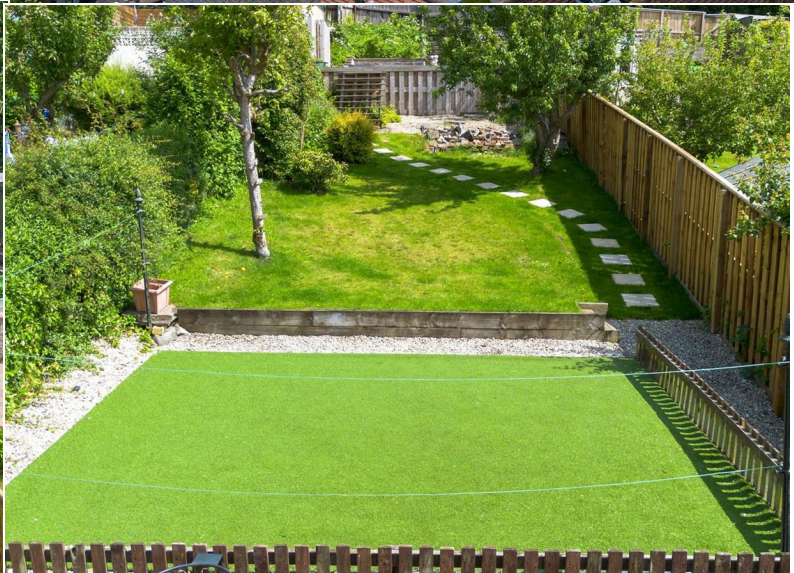
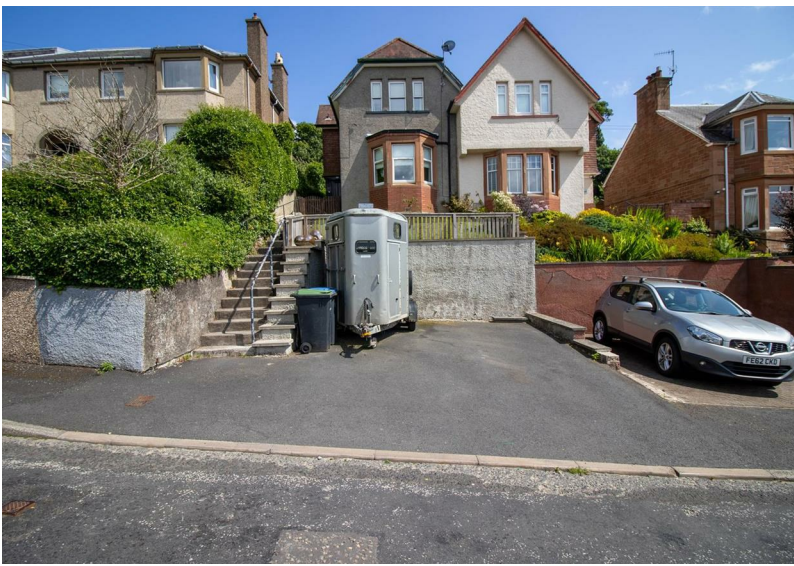
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and American style fridge freezer 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.

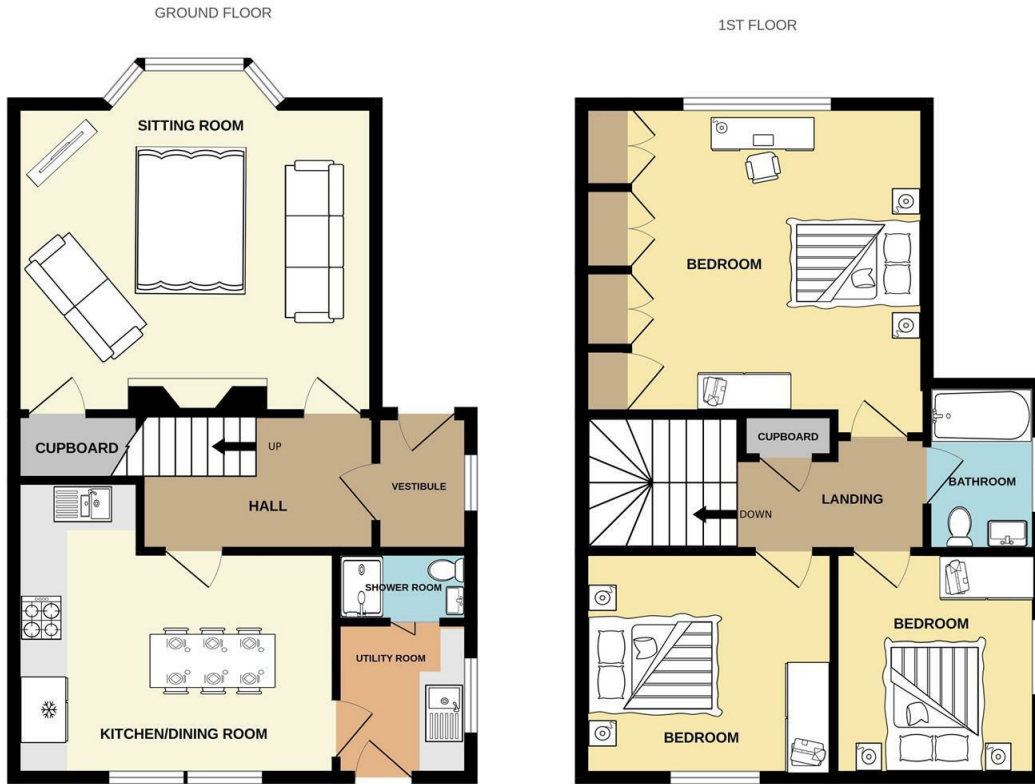
Notice:

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			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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			73
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



70 ORCHARD TERRACE, HAWICK

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