



BANNERMANBURKE

PROPERTIES LIMITED



13B Drumlantig Square, Hawick, TD9 0AS

Offers In The Region Of £40,000



Excellent opportunity to acquire this first floor 3 bedroom flat located in a central location, just a short walk to town centre and all amenities. Situated above a public house, 13a Drumlantig Square is in need of full renovation but would make an ideal first time buy or rental investment. Benefits from gas central heating.



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

A close leads the the rear of the building where a communal stair leads up to the property, located on the first floor. A timber door leads into the hallway giving access to all accommodation and offers good storage in the way of a large cupboard with hanging and shelving. The sitting room is to the front with 2 large sash and case windows looking out over Drumlanrig Square. This room is generous in size with ample space for furniture. A focal point of the room is the Fyfe stone fireplace and a recessed unit offers storage and houses the gas meter. The kitchen is to the rear and is also a good size room where dining furniture could easily fit. Good range of timber units with ample worksurfaces and tile to splashback areas. Integrated appliances include double oven, gas hob and dishwasher and there's space and plumbing for a washing machine. Large double glazed window allows good natural light and a cupboard houses the Potterton gas boiler. The bathroom comprises of bath with electric shower over, WC and wash hand basin. Ceiling light, central heating radiator and wall mounted cabinets for storage. Two bedrooms are located to the front with large sash and case windows and the third bedroom is to the rear. All bedrooms have ceiling light fittings and central heating radiators. Two offer built in wardrobes with the third has a recessed unit. This property is in need of full renovation and should be viewed to appreciate the condition and accommodation on offer.

Room Sizes

Sitting Room 4.50 x 4.08

Kitchen 3.00 x 4.15

Bathroom 1.58 x 2.50

Bedroom 3.08 x 3.43

Bedroom 4.15 x 2.00

Bedroom 2.55 x 4.15

Directions

Heading west on the High Street take a left onto the Howegate and continue up to Drumlanrig Square, the property is located on the right hand side.

Sales and Other Information

Fixtures and Fittings

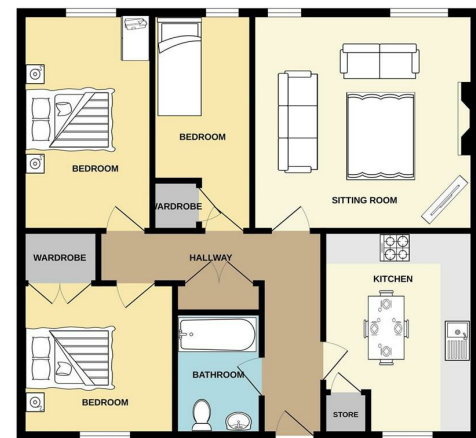
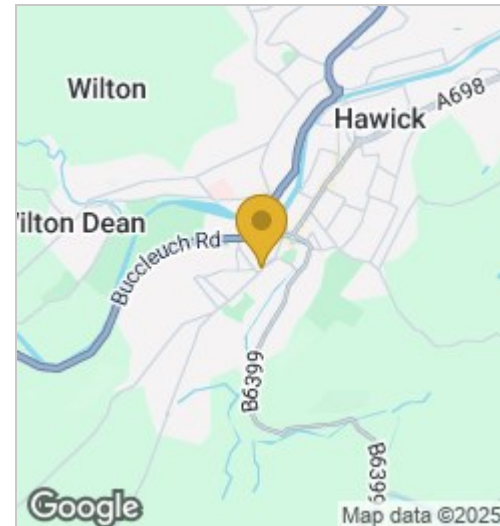
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists.

Services

Mains drainage, water, gas and electricity.

Important:

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	