



BANNERMANBURKE

PROPERTIES LIMITED



36 Ramsay Road, Hawick, TD9 0DW
Offers In The Region Of £60,000



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- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ DOUBLE BEDROOM ■ SHOWER ROOM ■ FRONT AND REAR GARDENS WITH SHED ■ GROUND FLOOR PROPERTY ■ GOOD STORAGE OPTIONS ■ EPC RATING C

We are delighted to bring to market this immaculately presented ground floor one bedroom quarter house located in the popular West End area of the town. Situated on a good bus route to the town centre and local amenities, 36 Ramsay Road benefits from lovely private front and rear gardens, gas central heating with newly installed boiler and double glazing. An ideal first time buy, down size opportunity or rental investment.

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

Entering from the front via a UPVC door, the entrance hallway gives access to all accommodation and has a large cupboard offering storage. The sitting room is located to the rear with large double glazed windows overlooking the rear garden and allowing good natural light in to the room. Decorated in neutral tones with carpet to floor, the main focal point is the floating mantle set over an electric stove effect fire and marble hearth. The newly installed combination boiler is located within a cupboard and additional features include a ceiling light fitting and central heating radiator. Also located to the rear, the kitchen offers direct access to the rear garden and includes a side facing window. Tastefully decorated in neutral tones with vinyl to floor, the kitchen is well equipped with floor and wall mounted units with laminate worksurfaces and tile to splashback areas, double bowl sink with drainer and mixer tap, integrated double oven and 4 burner electric hob with extractor over, space and plumbing for a washing machine and space for under counter fridge and freezer. The double bedroom is to the front of the property and light and bright, offering excellent storage with a full range of built in wardrobes and over head cupboards. Decorated in neutral tones with carpet to floor, ceiling light fitting and central heating radiator. The shower room is to the side of the property with opaque window flooding the room with light. Tiled to full height with contrasting tile to floor, the 3 piece suite comprises of shower enclosure with electric shower inset, WC and wash hand basin. There's also lots of storage options within this room, wall mounted mirror with light over and recessed spotlights to ceiling.

Room Sizes (Metres)

SITTING ROOM 4.43 x 4.17

KITCHEN 3.00 x 3.04

DOUBLE BEDROOM 3.16 x 4.17

SHOWER ROOM 1.65 x 1.88

Externally

The property benefits from low maintenance and well tended front and rear gardens that are laid to lawn and bordered by shrubs. The rear garden also offers a patio area, clothes drying facilities and a useful garden shed.

Directions

Heading west on the High Street take a left onto the Howgate and continue up through Drumlanrig Square, onto the Loan, take a left onto Renwick Terrace and follow the road round onto Moat Crescent, then take a left and the property is on the right hand side.

What3Words///link.reporters.bonkers

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and shed 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:

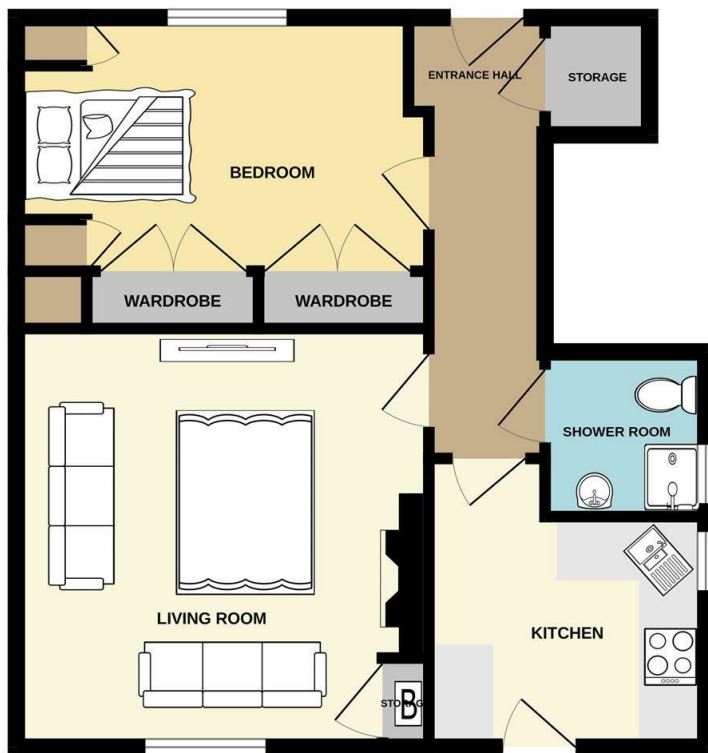
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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

GROUND FLOOR



36 RAMSAY ROAD, HAWICK.

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