



BANNERMANBURKE

PROPERTIES LIMITED



91 Mclagan Drive, Hawick, TD9 8BS

Offers In The Region Of £85,000



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- SITTING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOLAR PANELS AND CAVITY WALL INSULATION
- FRONT, SIDE AND REAR GARDENS
- AMPLE ON STREET PARKING
- EPC RATING C

We are delighted to bring to market this two bedroom end of terraced property on the outskirts of Hawick but on a good bus route to the town centre and all local amenities. The property would benefit from upgrading throughout, making it an ideal renovation project for someone looking to add value and create a home to their own taste. Solar panels are a great advantage along with front, side and rear gardens and cavity wall insulation.

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

The property is entered from the front into a hallway where stairs lead to the upper level and two large cupboards provide storage. The sitting room is located to the front and is nice and bright with a double glazed window overlooking the front garden. Wall mounted gas fire with boiler behind, serves the gas central heating system. Large central heating radiator and ceiling light. A door provides access to the kitchen which is located to the rear with double glazed windows overlooking the rear garden and a double glazed door providing access out. Good range of floor and wall units with ample work surface space provides excellent storage with tiling to splash back areas. Built in single electric oven and four burner gas hob with chimney style cooker hood located above. A sink and drainer sits beneath the window and there is space and plumbing for a washing machine.

Stairs lead to the upper level with double glazed window at the bottom and top of the stairs, allowing lots of natural light through. Both bedrooms are good sized doubles with built in wardrobes for storage, double glazed windows and central heating radiators. Beautiful views of the surrounding area can be enjoyed from here. The shower room comprises of a 3pc suite of wash hand basin, WC and shower enclosure with electric shower above. Tiled to full height in a neutral tile with vinyl flooring and chrome heated towel rail. Double glazed opaque window to the rear.

Room Sizes

SITTING ROOM 4.60 x 3.65

KITCHEN 5.80 x 2.00

BEDROOM 3.62 x 3.00

BEDROOM 3.00 x 3.00

SHOWER ROOM 2.32 x 2.00

Externally

The property benefits from a front, side and rear garden. The rear garden is a good size with lawn, patio and fruit trees.

Directions

what3words.com/equity.page.jaws

Entering Hawick on the A7 from the North, take left onto Burnfoot Road, before the Fire Station and continue along, taking a left onto Kenilworth Avenue and left onto Fraser Avenue. Take the next left onto McLagan Drive and continue along to the end of the road and follow it around to the right. The property sits on the left hand side.

Sales and other Information

Fixtures and Fittings

Light fittings and integrated appliances included in the sale.

Services

Mains drainage, water, gas, electricity and solar panels.



Offers:

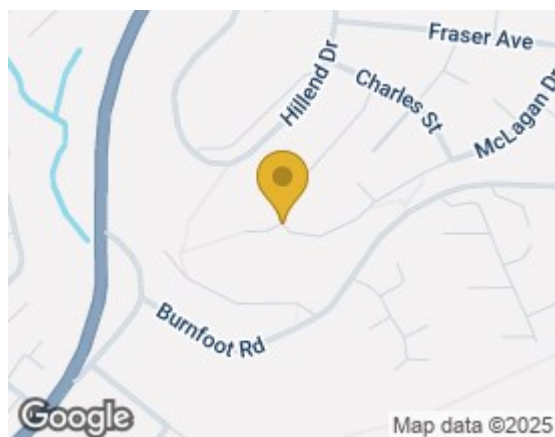
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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.

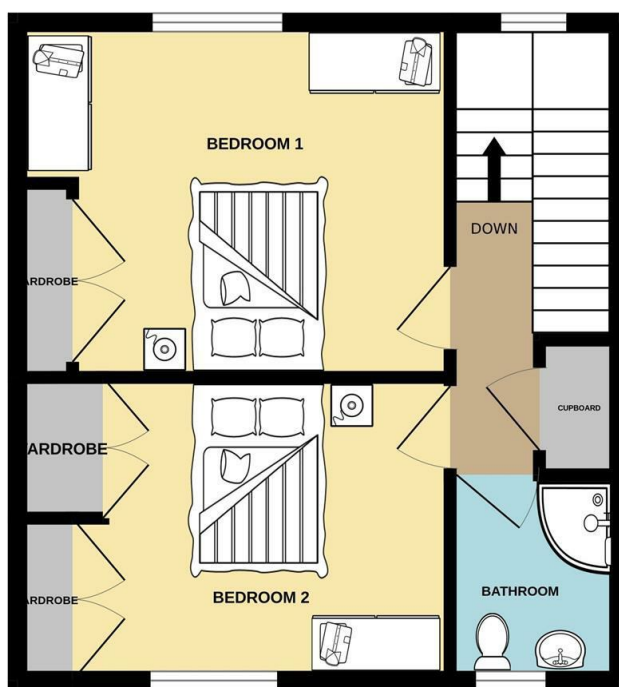
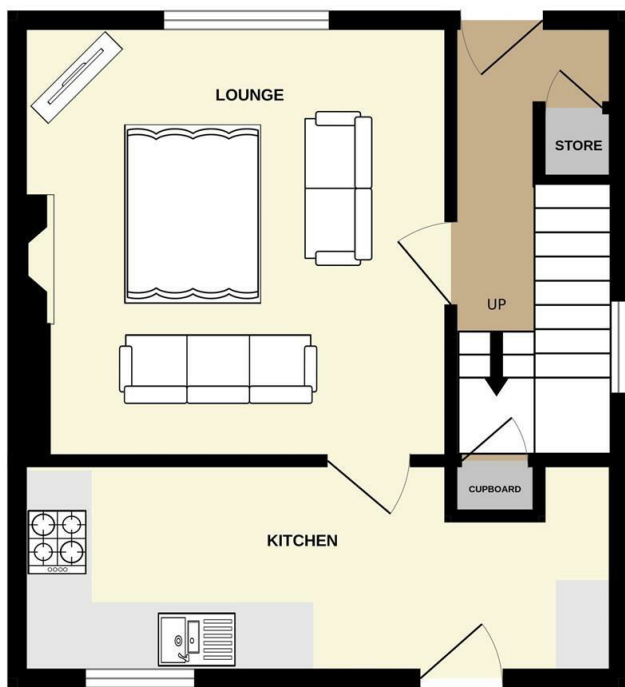


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		68	72
(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

1ST FLOOR



91 MCLAGAN DRIVE, HAWICK

Important:

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