



BANNERMANBURKE

PROPERTIES LIMITED



5 Dovecote Mews, Hawick, TD9 9QL

Offers In The Region Of £120,000



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■ SITTING ROOM/DINING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM AND WC ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ GOOD STORAGE ■ PARKING SPACE ■ GARAGE ■ EPC RATING C

****CLOSING DATE - 3RD OCTOBER 2025 AT 12 NOON**** Nestled in a quiet cul-de-sac just a short, level stroll from the town centre and all local amenities, this well presented two bedroom terraced home offers comfort, convenience, and excellent storage throughout. The thoughtfully arranged layout features two ground floor bedrooms, shower room, and generous storage solutions, while the first floor boasts a bright living area, kitchen, and WC. A single garage is included in the sale, along with shared clothes drying facilities. Whether you're looking to downsize, purchase your first home, or invest in a low maintenance holiday property, this delightful home ticks all the boxes.

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

The property is entered via a UPVC double glazed door into an enclosed porch with lighting and a large cupboard offering storage, power, and housing for the electric meter and switchgear. A timber and glazed door leads into the hallway, where an understairs

cupboard and a large walk in cupboard with light and power provide excellent storage options. From the hallway, there is access to two double bedrooms and a shower room, with stairs leading to the upper level, where a further WC, kitchen, and living/dining room are located. Additional features include ceiling light fittings, central heating radiators, and a smoke alarm. Both bedrooms are located to the rear, each with double glazed windows, ceiling light fittings, and central heating radiators. Both benefit from built in wardrobes offering hanging space and shelving.

The shower room is positioned at the front of the property and features a double glazed opaque window allowing natural light in. The suite comprises a WC, walk in shower enclosure with electric shower, and a wash hand basin set in vanity furniture, with a mirrored cabinet above. The room is fully tiled in a neutral tile, with shower boarding to the shower area. Additional features include vinyl flooring, a central heating radiator, a chrome heated towel rail, and a ceiling light fitting.

A carpeted staircase (currently fitted with a stairlift) leads to the upper level, where you'll find a further WC, kitchen, and spacious sitting/dining room. An access hatch within the hallway leads to the attic, which is floored and benefits from a Ramsay ladder, lighting and is ideal for storage.

The sitting room is a large, bright space with ample room for both living and dining furniture. A bay style window floods the room with natural light, and a second window offers lovely views. The room is decorated in neutral tones and finished with carpet flooring. An electric fire suite creates a welcoming focal point, and two attractive ceiling light fittings are also featured. Additional amenities include a TV point and two central heating radiators.

The kitchen is located at the front of the property and is fitted with a good range of floor and wall mounted units, laminate work surfaces, and splashback boarding. Integrated appliances include an electric oven and a four burner gas hob. A composite sink and drainer with mixer tap sits under the double glazed window, and there is space and plumbing for a washing machine. A breakfasting table would fit nicely in this space. The kitchen is neutrally decorated, with stone tile flooring and recessed ceiling spotlights.

Finally, the WC on this level is a convenient addition, featuring a WC and wash hand basin set in vanity furniture. It is neutrally decorated with vinyl flooring, central heating radiator, and ceiling light fitting. A large cupboard offers additional shelving, and the Worcester boiler is also located here.

Room Sizes

SITTING ROOM 5.97 x 4.29

KITCHEN 3.36 x 2.54

DOUBLE BEDROOM 3.36 x 2.81

DOUBLE BEDROOM 3.06 x 4.27

SHOWER ROOM 3.04 x 1.49

Externally

The property benefits from a single car garage with power and light readily available (connection required) and shared clothes drying facilities.

Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and straight on to Mart Street. Take the exit onto Bourtree Place and the first right onto Union Street. At the end of Union Street go straight across the road onto Dovecote Street and the property lies on the left hand side, half way down.

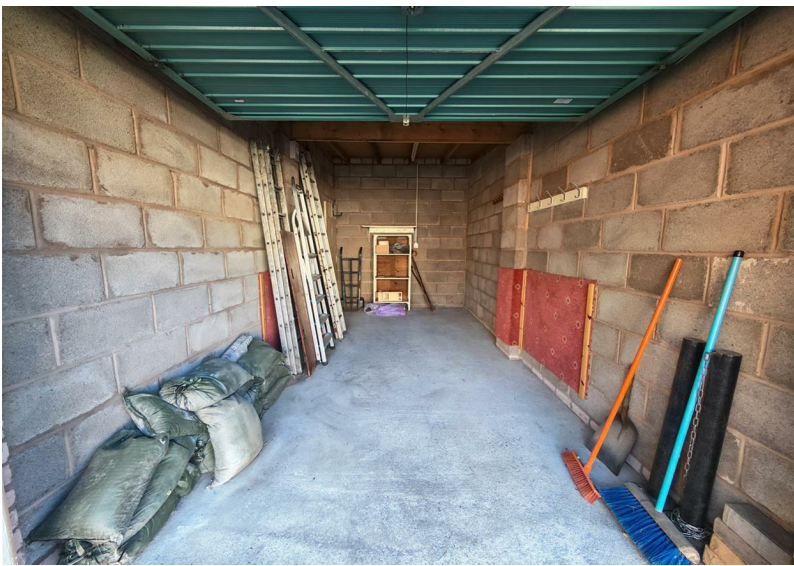
Sales and Other Information

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.

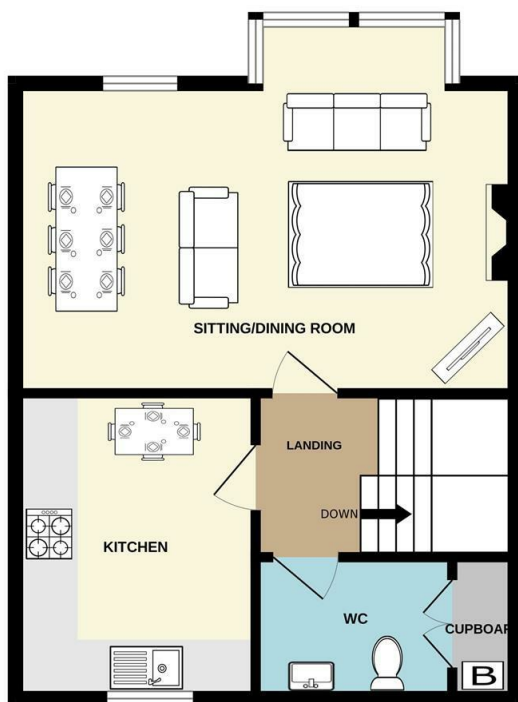
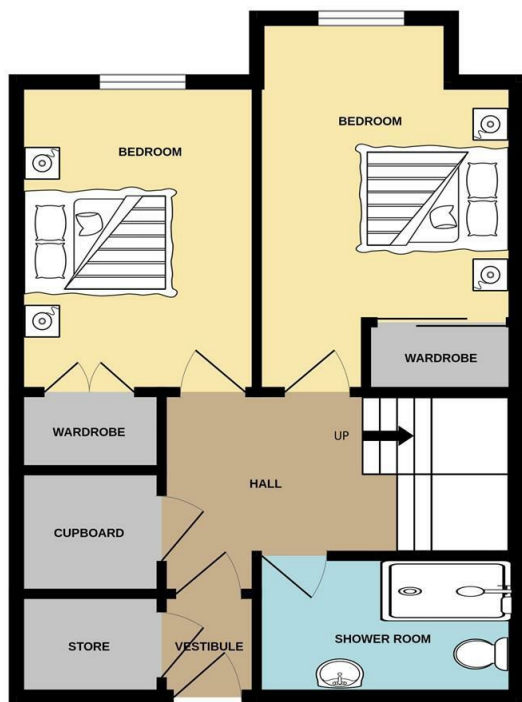


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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

1ST FLOOR



5 DOVECOTE MEWS, HAWICK

Important:

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