



BANNERMANBURKE

PROPERTIES LIMITED



41 Howdenbank, Hawick, TD9 7JY
Offers In The Region Of £120,000

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- SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ SINGLE BEDROOM ■ BATHROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ FRONT AND REAR GARDENS ■ BEAUTIFUL VIEWS ■ EPC RATING D

We are delighted to offer for sale this three bedroom terraced family home in a popular residential area of town with stunning views from the front of the property over the surrounding hills. Recently decorated throughout in fresh white tones with newly laid carpet flooring, the property benefits from gas central heating, double glazing and well tended front and rear gardens. Ideal family starter home, downsize opportunity or first time buy. Located a short walk to the town centre and also on a good bus route.

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 from the front via a double glazed door into the entrance

hallway which is decorated in lovely fresh tones with newly laid carpet flooring, central heating radiator and ceiling light. A very large walk in storage cupboard provides excellent storage along with a further under stairs storage cupboard. A carpeted staircase leads to the upper level and a timber and glazed door provides access to the sitting room.

The large sitting room is spacious and bright with double aspect windows to the front and rear offering great light. The main focal point of the room is the timber fire surround with marble back ad hearth and gas fire inset. Ample space for living room furniture and dining table and chairs. Decorated in neutral tones with carpet flooring and two central heating radiators. Access to the kitchen The kitchen is a great size and located to the rear with double glazed window and double glazed door out. Well equipped with a good range of floor and wall mounted units and ample work surface space. Integrated dishwasher, free standing cooker, washing machine and fridge freezer, all included in the sale. Large cupboard houses the boiler and provides additional storage. Tiled flooring, central heating radiator and heat detector.

The upper level houses three bedrooms and bathroom with the landing providing further storage via a large storage cupboard. There is an access hatch to the roof space with further storage available or conversion subject to relevant permissions.

Two of the bedrooms are good sized doubles, one to the front and one to the rear and again are freshly decorated and are move in ready. The water cylinder is located in a cupboard in the rear bedroom and offers some storage above. The single bedroom is located to the front and boasts a very large storage cupboard with hanging and shelving and stunning views via a double glazed window.

Finally the family bathroom comprises of a 3pc suite of wash hand basin, WC set in vanity furniture and bath with electric shower above. Tiled to full height with tiled flooring, central heating radiator and double glazed opaque window.

This is an excellent family home in immaculate condition and must be seen to fully appreciate.

Room Sizes

SITTING ROOM 6.50 x 3.38

KITCHEN 3.41 x 2.75

DOUBLE BEDROOM 3.65 x 3.25

DOUBLE BEDROOM 4.72 x 2.66

SINGLE BEDROOM 2.70 x 2.40

BATHROOM 2.10 x 1.70

Externally

There is a very low maintenance and well tended garden to the front along with an enclosed rear garden with patio, shed and clothes drying facilities. Integrated outhouse.

Directions

Entering Hawick on the A7 from the north, take a right at the Police Station and continue onto Howdenbank and the property lies on the left hand side.

What3words:///unloaded.shack.beats

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, fridge freezer, cooker and washing machine included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

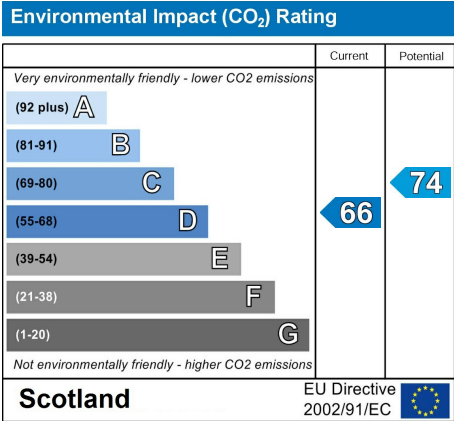
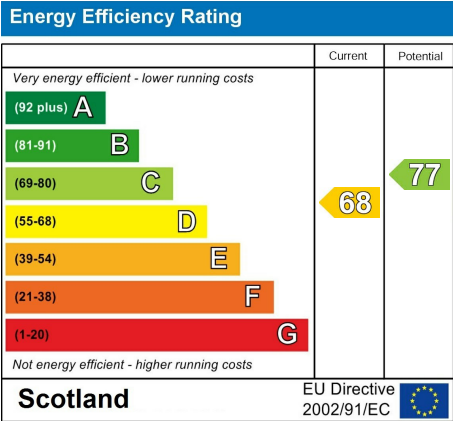
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

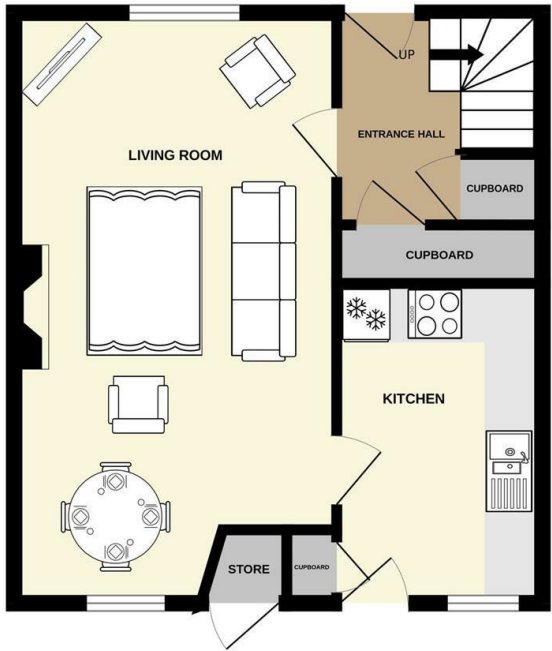
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

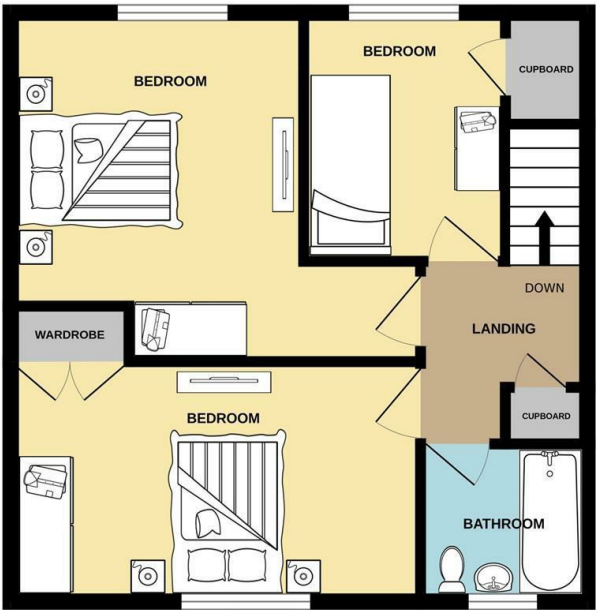
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GROUND FLOOR



1ST FLOOR



41 HOWDENBANK, HAWICK

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