



BANNERMANBURKE

PROPERTIES LIMITED



Braemont Langlands Road, Hawick, TD9 7HL

Offers In The Region Of £225,000



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- ENTRANCE HALL ■ SITTING ROOM ■ OPEN PLAN KITCHEN/DINING ROOM ■ UTILITY WITH GOOD STORAGE & WC ■ FAMILY BATHROOM ■ MASTER WITH ENSUITE SHOWER ROOM ■ 2 FURTHER BEDROOMS, 1 WITH ACCESS TO ATTIC ROOM ■ GENEROUS GARDEN GROUNDS WITH PATIOS AND SHED ■ STUNNING VIEWS OVER THE TOWN ■ EPC RATING D

Braemont is a must see! This characterful three bedroom semi detached home is located in a highly sought after area of town and boasts stunning views. Presented in immaculate condition, this well appointed property offers spacious and versatile accommodation, ideal for family living. Tastefully decorated throughout, the interior provides a comfortable and stylish living environment. Generous garden grounds extend to the front and side of the property, featuring a well balanced mix of lawn, patio areas, and mature shrubs. A shared garage at the entrance offers convenient off street parking. Viewing is essential to fully appreciate the size, quality, and beautiful setting of this exceptional home.

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 to the front via a stone arched opening and solid double timber doors, the welcoming vestibule sets the tone for the charm found throughout this lovely home. From here, you enter a bright hallway full of period character, where a feature window allows natural light to fill the space. The wood flooring, period style doors and detailed cornicing complement the home's traditional feel, while the hallway provides access to the sitting room and dining room, with a staircase leading to the upper level.

The sitting room, located to the front, is a cosy yet spacious room with a bay

window framing the spectacular views. The main focal point is the wall mounted gas fire set against a feature wall. Neutral décor, an attractive ceiling light fitting, and wood flooring complete the space.

The dining room, set to the side of the property, benefits from double glazed French doors that let in plenty of natural light and open directly to the garden. A log burning stove adds a lovely focal point and warmth to the room. Decorated in neutral tones, with wood flooring that flows through from the hallway and into the kitchen, this space is enhanced by high ceilings and original cornice detailing.

The kitchen, located to the rear, features a double glazed window to the rear and is well equipped with a range of floor and wall mounted units, black granite work surfaces, and tiled splashbacks. Integrated appliances include a five burner gas hob with stainless steel splashback and chimney style extractor, microwave, double and single electric ovens, under counter fridge, dishwasher, and a one and a half bowl sink with mixer tap. A pantry style cupboard provides additional storage.

From the kitchen, a door leads to the utility room, which has access to both sides of the property, ideal for everyday use. This practical space includes a large store cupboard with room for a freestanding fridge and freezer, plumbing for a washing machine, and a WC with wash hand basin.

From the main hallway, a carpeted staircase leads to the upper level, where there are two generous double bedrooms (one with ensuite), a single bedroom/office with access to the attic room, and the family bathroom. A skylight on the landing provides good natural light.

The master bedroom, to the front, includes a full range of fitted wardrobes with mirrored doors, offering excellent storage. Decorated in soft tones with patterned wallpaper and carpeted flooring, the room also features an attractive ceiling light fitting and a large double glazed window that captures the stunning open views.

The second bedroom, located to the side, is also spacious, with room for additional furniture. Finished in neutral tones with carpeted flooring and a double glazed window, it benefits from an ensuite shower room with a chrome shower (run off the boiler), full height boarding, wash hand basin, and WC.

The single bedroom, to the front, enjoys the lovely views, and has neutral décor, patterned wallpaper, carpet flooring, and ceiling spotlights. From here, a door and ladder staircase lead to the attic room, a versatile space with a Velux window, eaves storage, and carpeted flooring.

Finally, the family bathroom, located to the rear, features a three piece suite comprising a wash hand basin, WC, and bath with chrome shower (run off the boiler). The room is fully tiled in neutral tones with contrasting floor tiles. A traditional radiator with towel rail, two opaque double glazed windows, and wall lighting complete the space, while a built in cupboard offers useful storage.

Room Sizes

SITTING ROOM 4.45 x 4.10
DINING ROOM 4.00 x 3.95
KITCHEN 3.45 x 2.75
UTILITY 5.37 x 2.38
BATHROOM 2.76 x 2.44
BEDROOM 3.95 x 3.3
ENSUITE SHOWER ROOM 2.65 x 0.78
BEDROOM 4.45 x 3.45
BEDROOM 2.45 x 2.35
ATTIC ROOM 4.55 x 3.85

Externally

Braemont boasts a fantastic entertaining patio to the side of the property, perfect for social gatherings or relaxing outdoors. A traditional drystone dyke separates this space from a well kept lawn, which includes clothes drying facilities and is bordered by mature shrubs, adding privacy and charm. At the top of the garden, a useful shed offers additional storage and sits beside a second patio, an ideal spot to take in the stunning panoramic views over the town, thanks to the property's elevated position. To the front, a thoughtfully planted area filled with mature shrubs provides year round colour and kerb appeal. A shared garage/carport located at the entrance of the grounds adds further convenience and is a valuable bonus.

Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and take the third exit at the roundabout onto Commercial Road. Continue along Commercial Road and take a right onto Albert Road and first left onto Victoria Road. Drive ahead and follow the road onto Roadhead. At the top of the road take a right onto Langlands Road and the property lies on the left hand side.

Sales & Other Information

Fixtures & Fittings

All carpets, floor coverings, light fittings, integrated appliances and shed included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

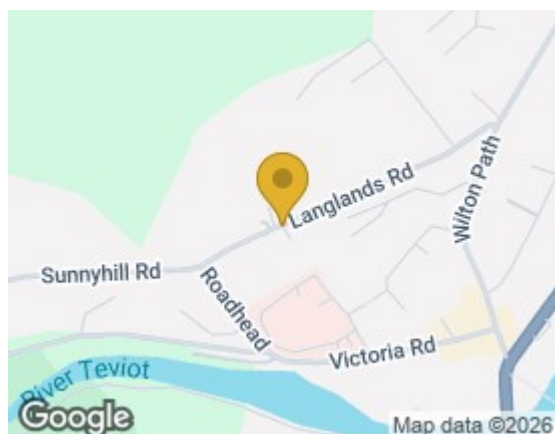
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

Braemont, Hawick



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