BANNERMANBURKE
PROPERTIES LIMITED



49 Silverbuthall Road, Hawick, TD9 7BH

Offers In The Region Of £145,000

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▪ SPLIT LEVEL ENTRANCE HALL▪ SITTING ROOM▪ DINING KITCHEN ▪ TWO DOUBLE BEDROOMS▪ SINGLE BEDROOM▪ BATHROOM ▪ GAS CENTRAL HEATING AND DOUBLE GLAZING▪ PRIVATE ENCLOSED DECKING AND CLOTHES DRYING FACILITIES▪ INTEGRATED OUTHOUSE ▪ EPC RATING D

CLOSING DATE SET - THURSDAY 2ND APRIL 2026 @12PM

A viewing is essential to fully appreciate this beautifully presented three bedroom family home, ideally situated in a sought after residential area. Finished to an exceptional standard throughout, the property boasts a stylish and contemporary kitchen and modern bathroom facilities, offering a perfect blend of comfort and elegance. This versatile home is ideally suited to first time buyers, growing families, or those looking to downsize, with excellent transport links via a nearby bus route providing easy access to the town centre and a wide range of local amenities. Further benefits include gas central heating, double glazing, and a useful integrated outhouse. Externally, the property features a superbly maintained enclosed garden with a decking area, perfect for outdoor entertaining or relaxing. Ample on street parking is available to the front of the property.

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 side via a UPVC door into the split level entrance hall with carpeted stairs to the upper and lower levels. The hallway is decorated in neutral tones with carpet flooring and a double glazed window to the side that fills the space with natural light. A large cupboard provides excellent storage. The lower level provides access to the living room and dining kitchen.

The bright double aspect living room is located to the front of the property with double glazed window to the side and sliding patio doors to the front that lead out to the enclose decking and garden. Decorated in fresh neutral tones with a feature wall in patterned wallpaper, carpet flooring and central heating radiator. The main focal point of the room is the sleeper mantle with log effect electric stove set upon a slate hearth. A large cupboard provides good storage.

The beautiful dining kitchen is double aspect also with windows to the front and rear and is light and airy. Good range of floor and wall units with ample work surface space and tiling to splashback areas. Well equipped with integrated appliances such as single electric oven, microwave, four burner ceramic hob, dishwasher, fridge freezer and space and plumbing for a washing machine. The combination gas boiler is neatly located in a kitchen unit also. The room is decorated in neutral tones with laminate flooring and has a central heating radiator and a mix of recessed ceiling spotlights and attractive light fittings.

The upper landing has an access hatch to the roof space and provides access to three bedrooms and the family bathroom.

The family bathroom is a lovely room comprising a 3pc suite of WC, wash hand basin set in vanity furniture and shower bath with chrome shower run off the boiler. Tiled to full height in patterned tile with tile effect laminate flooring. Double glazed opaque window to the rear and chrome heated towel rail complete the space.

Two of the three bedrooms are located to the front of the property with double glazed windows providing stunning views over the town and surrounding countryside. Both are decorated in neutral tones with carpet flooring, central heating radiators and ceiling lights and have the added benefit of built in wardrobes with hanging and shelving.

A lovely single bedroom to the side of the property is cosy and compact with double glazed window, carpet flooring, central heating radiator and ceiling light. Perfect as a third bedroom, nursery, home office of hobby room.

Room Sizes
SITTING ROOM 5.45 x 3.25
DINING KITCHEN 5.60 x 3.08
DOUBLE BEDROOM 3.13 x 3.72
DOUBLE BEDROOM 3.70 x 2.86
SINGLE BEDROOM 2.60 x 2.15
BATHROOM 1.68 x 2.04

Externally
Externally, the property features a charming, fully enclosed decking area, accessed directly from the sitting room via double sliding doors. This private outdoor space is ideal for al fresco dining and entertaining, while also benefiting from convenient clothes drying facilities.

Directions
What3words///coolest.facing.hydration
Entering Hawick on the A7 from the North, continue down Wilton Hill and take a right at the bottom of the hill onto Havelock Street. Continue forward, passing the playpark and take a left onto Havelock Bank. Follow the road around to the right and onto Silverbuthall Road and the property is located on the left hand side, above half way up.

Sales and Other Information

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

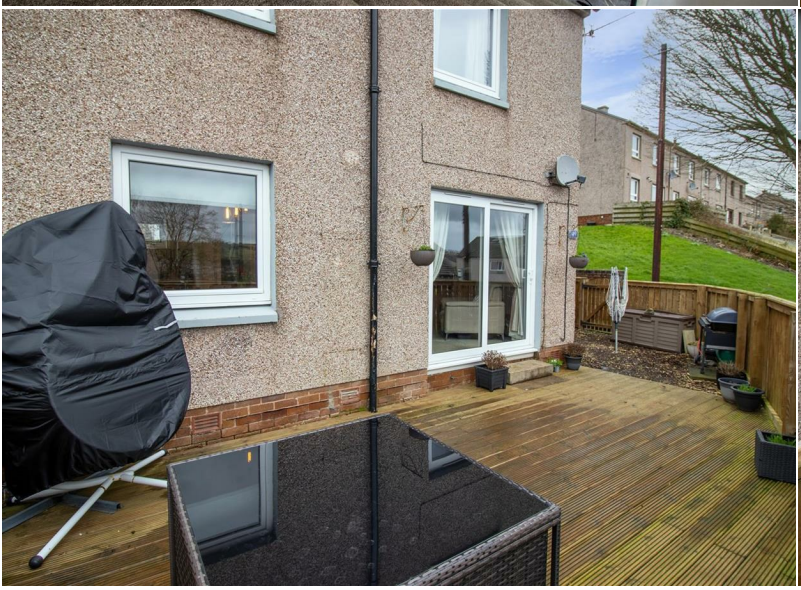
Services
Mains drainage, water, gas and electricity.

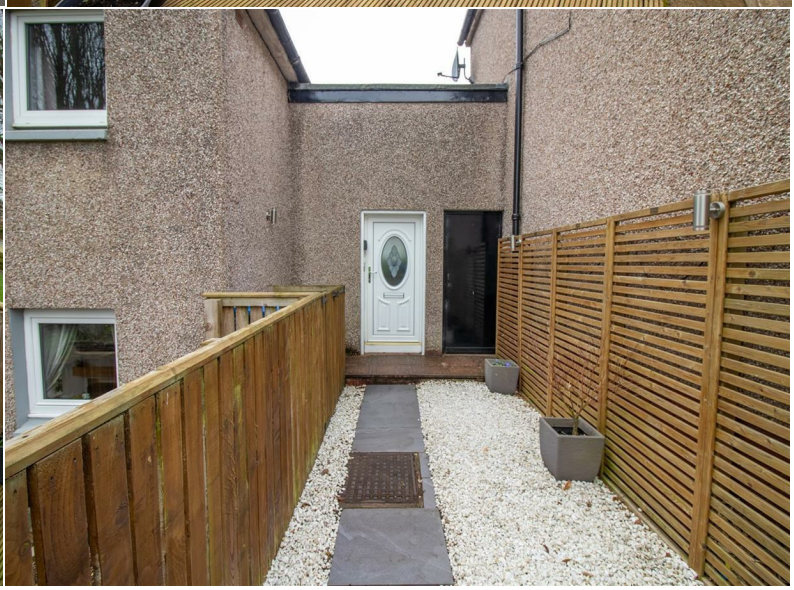










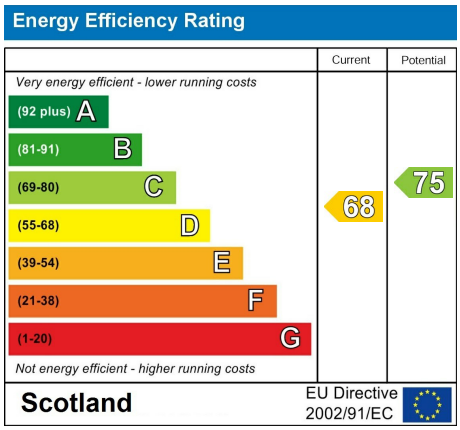


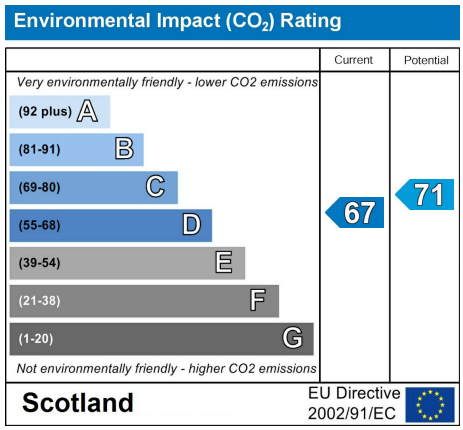
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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

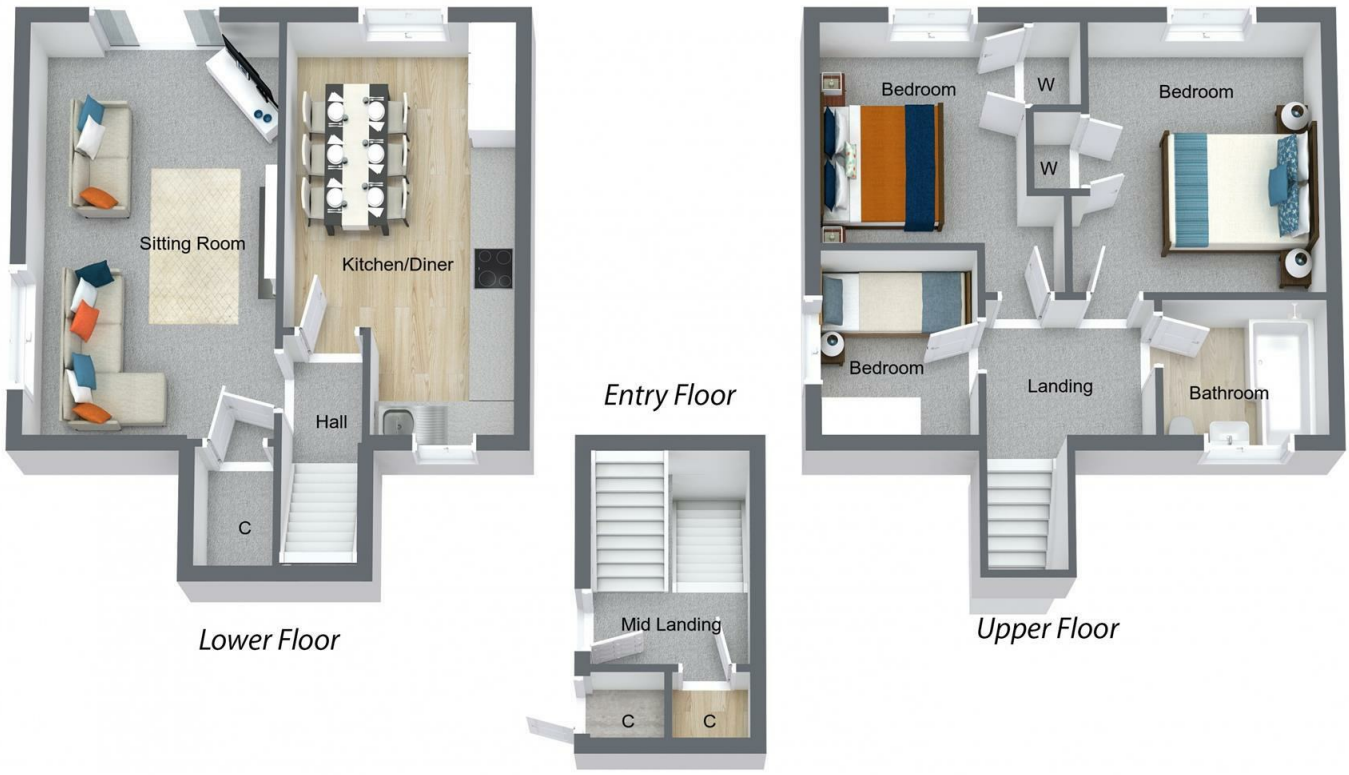
Notice:
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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







49 Silverbuthall Road



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