BANNERMANBURKE
PROPERTIES LIMITED

17 Wellogate Place, Hawick, TD9 9JG
Offers In The Region Of £65,000

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Perfect opportunity to acquire this double upper property offering excellent renovation potential. Located in the popular Terraces area of town, just a short walk to the town centre and all local amenities. Current benefits include own front door, gas central heating, double glazing, lovely views and potential to make this property a lovely home tailored to the buyers taste. Two outhouses provide external storage and a plot of garden ground is located across the road from the property.

The Property

The property is accessed via a steps leading up from street level to a timber entrance door, which opens into the main hallway. From here, there is access to the kitchen and a staircase leading to the upper floor. The entrance hall contains the electrical meter and consumer unit at high level, together with a ceiling light fitting and central heating radiator. Located to the front of the property, the kitchen benefits from a large window. The room currently contains a range of floor and wall mounted units but would benefit from complete renovation or reconfiguration. The room also includes a central heating radiator and ceiling light fitting. A door leads to a utility cupboard housing the gas boiler and gas meter, with an opaque window providing natural light from the front elevation. The kitchen provides access to both the living room and single bedroom/office situated to the rear of the property. There is also useful understairs storage. The living room features a large double glazed window and an attractive fireplace comprising a marble hearth and back panel with timber surround and gas fire insert. Original cornice detailing remains in place and a ceiling light fitting and central heating radiator. The single bedroom/office is decorated in white and benefits from a central heating radiator and ceiling light fitting, this room is versatile in use as it would make an ideal working from home office.

From the entrance hall, stairs lead to the upper landing. The stairwell has a skylight, allowing excellent natural light in, a ceiling light fitting, and there is additional high level storage above the entrance hallway. The upper floor accommodates two bedrooms and the family bathroom.

The principal bedroom is a particularly spacious room, enjoying lovely open views across the town and surrounding countryside through two double glazed windows. Fitted wardrobes extend along one wall, providing ample storage. The room currently includes a central heating radiator and ceiling light fitting. The second bedroom, located to the front of the property, features a large double glazed window providing excellent natural light. This room includes a central heating radiator, ceiling light fitting and access hatch to the roof space above.

The bathroom is also situated to the front and comprises a wash hand basin, WC, and bath with shower attachment fitted to the taps. Tiling is provided around the bathing area and to the floor. The room also benefits from a central heating radiator. While the property requires significant renovation and upgrading throughout, it offers excellent potential to create an attractive home. With pleasant outlooks, and a desirable location, this is an exciting opportunity for purchasers seeking a renovation project with substantial scope for improvement and value enhancement.

Room Sizes

Kitchen 3.87 x 3.78
Living Room 4.17 x 3.55
Downstairs bedroom/office 1.41 x 4.13
Master Bedroom 3.46 x 4.25
Bedroom 3.25 x 2.32
Bathroom 2.33 x 1.59

Externally

The property benefits from an outhouse at the foot of the stairs and a section of garden ground located across the road from the property.

Directions

From the High Street travelling West, turn onto Cross Wynd and drive up the hill and over the bridge. Take a left onto Wellogate Place and the property lies about three quarters of the way down on the left hand side.
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Sales & Other Information

Fixtures & Fittings

Not applicable. This property is sold as seen and no guarantees will be provided.

Services

Mains drainage, water, gas and electricity.

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