



BANNERMANBURKE

PROPERTIES LIMITED



Groundstone View, 6 Ruberslaw Road, Hawick, TD9 8PD

Offers In The Region Of £300,000



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■ ENTRANCE HALLWAY ■ LIVING ROOM ■ KITCHEN ■ DINING ROOM/SNUG ■ 2 DOUBLE BEDROOMS ■ BATHROOM ■ GARAGE WITH GARDEN ROOM TO REAR (WITH POWER AND LIGHT) ■ BEAUTIFUL MANICURED GARDEN AND PRIVATE DRIVEWAY ■ STUNNING VIEWS ■ SOUGHT AFTER LOCATION

We are delighted to present this beautiful two bedroom, two reception room, detached bungalow, situated in a quiet cul-de-sac of similar homes within the highly sought after village of Denholm. Presented in immaculate, move in condition, the property offers well appointed and versatile accommodation, ideal for a variety of buyers. Every room has been thoughtfully maintained, creating a welcoming home that is both practical and comfortable. To the front, a generous driveway provides off street parking for several vehicles, complemented by an adjacent parking bay for additional on street parking. The attractive, low maintenance gardens to the front, side, and rear offer excellent outdoor space to enjoy throughout the year. Further benefits include a garage, greenhouse, and a garden room, providing excellent storage, workspace, or a peaceful retreat. Early viewing is highly recommended to fully appreciate the property's excellent condition, generous outside space, and enviable location.

The Village

The beautiful village of Denholm lies between Hawick and Jedburgh and is well situated for easy access to the A68 and A7, linking to main Borders towns and Edinburgh and Carlisle beyond. This historic village is one of the most sought after villages in the Borders. Set around an attractive village green, its amenities include a post office and general store, popular cafe/restaurant, antique shop, coffee shop, butchers, hairdressers, garage, church, two village pubs and village hall. There is an award-winning primary school, with secondary schools available in either Jedburgh or Hawick. The 18-hole Minto Golf Course is nearby and the village is a focus for local events such as the Jimmy Guthrie Memorial Run. The vibrant community life is complimented by the idyllic rural setting close to the River Teviot, Minto Hills and Ruberslaw, providing easy access for walking and cycling.

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 covered front porch, leading into a welcoming entrance hall. The hall offers excellent storage with

three built in cupboards and provides access to the loft via a ceiling hatch. Positioned to the front of the property, the generously proportioned living room is bright and spacious, with large double glazed windows overlooking the front garden and enjoying lovely open views. Tastefully decorated in neutral tones and finished with carpet flooring, the room offers a warm and welcoming atmosphere. A contemporary electric log effect stove, set on a slate hearth, creates an attractive focal point, while glazed double doors lead through to the versatile dining room/snug.

Also accessed from the hallway, the kitchen is situated to the rear of the property and enjoys direct access to the garden via a double glazed door, together with a double glazed side window providing plenty of natural light. Fitted with a good range of white floor and wall units, the kitchen offers ample black granite worktop space with tiled splashbacks. There is space and plumbing for a washing machine, together with space for a freestanding fridge freezer and electric cooker. A one and a half bowl stainless steel sink with drainer and mixer tap completes the practical layout. Finished in neutral tones with vinyl flooring, an attractive ceiling light, and a central heating radiator, the kitchen provides a bright and functional space.

The versatile dining room/snug can be accessed from both the kitchen and the living room, creating an excellent flow for everyday living and entertaining. Double glazed sliding patio doors open directly onto the rear garden, allowing plenty of natural light to fill the room and providing easy access to the outdoor space. Decorated in neutral tones and finished with timber effect vinyl flooring, this is a bright and adaptable room that could be used as a dining area, snug, or additional sitting room.

Two generously sized double bedrooms, both featuring built in wardrobes, are situated at the front and rear of the property. Each bedroom benefits from a double glazed window, carpeted flooring, and a central heating radiator, providing comfortable and well proportioned rooms.

Completing the accommodation is a well appointed four piece family bathroom, comprising a bath, wash hand basin, WC, and a shower enclosure with an electric shower and full height shower boarding. Additional features include a chrome heated towel rail, vinyl flooring, and an opaque double glazed window.

Room Sizes

Living Room 6.45 x 3.87

Kitchen 4.75 x 2.75

Dining Room/Snug 3.88 x 3.60

Bedroom 3.6 x 2.65

Bedroom 3.86 x 2.90

Bathroom 2.40 x 1.97

Externally

The property is set within attractive, low maintenance gardens to the front, side, and rear. The private rear garden is a particular highlight, featuring a generous paved patio that provides the perfect space for outdoor dining and entertaining. Well stocked shrub borders, together with mature hedging and fencing, create an enclosed and peaceful setting. To the side of the property, a greenhouse offers an ideal space for keen gardeners, while the air source heat pump is discreetly positioned here. The home also benefits from the addition of solar panels, enhancing its energy efficiency and helping to reduce running costs. A versatile garden room has been created to the rear of the garage, offering an ideal space for a home office, gym, hobby room, or relaxing reading retreat. Should additional garaging be required, the space could easily be reinstated as part of the garage.

Directions

Entering Denholm on the A698 from Hawick, drive along the Main Street and Eastgate and take right onto The Loaning. Follow the road around to the left and up to the cul-de-sac where the property is located on the right hand side.

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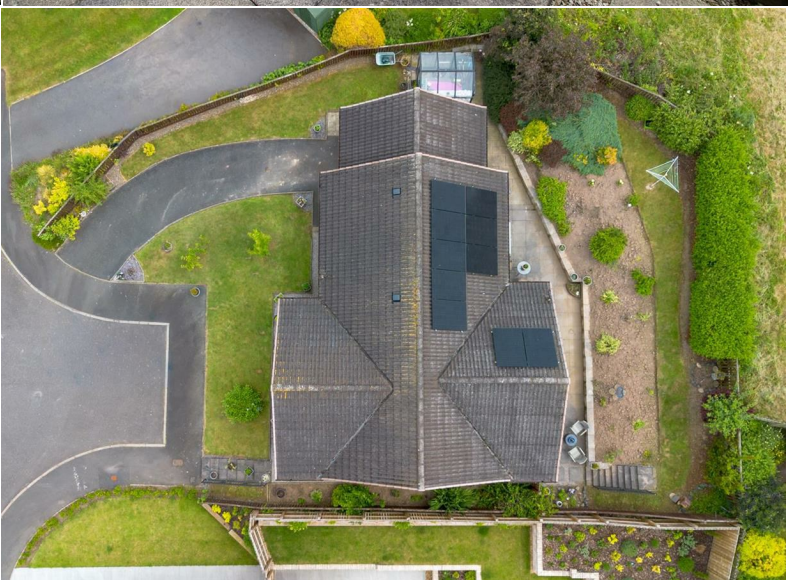
Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage and water, air source heat pump, solar panels, 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		
	73	75
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	93	93
(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	

Groundstone View, Denholm



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