



BANNERMANBURKE

PROPERTIES LIMITED



12 Wilton Glebe, Hawick, TD9 8BB

Offers In The Region Of £260,000



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■ ENTRANCE PORCH AND HALLWAY ■ SITTING ROOM (BEDROOM 3) ■ LOUNGE/DINING ROOM ■ DINING KITCHEN AND UTILITY ROOM ■ TWO FURTHER DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ PRIVATE AND ENCLOSED BEAUTIFUL REAR GARDEN WITH PATIO AND FRUIT TREES ■ LARGE ATTIC SPACE AND GREAT STORAGE ■ AMPLE ON STREET PARKING

Viewing is essential to fully appreciate this very attractive detached three bedroom bungalow, set within beautifully maintained gardens that provide excellent outdoor space. Well presented throughout, the property offers great potential for a purchaser to modernise and personalise to their own taste.

Further benefits include gas central heating, double glazing, and excellent storage along with a new roof completed approx 8 years ago. Double sliding doors open onto a delightful, private enclosed garden, creating the perfect setting for relaxing or entertaining outdoors. Ideally situated in a sought after location, the property is conveniently positioned close to local bus services and within easy walking distance of the town centre and its amenities.

Hawick

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 accessed via a double glazed front door, opening into an entrance porch, with a further door leading into a warm and inviting reception hallway. Generously proportioned, the hallway benefits from excellent built in storage and a substantial walk in store room, offering potential for conversion into a home office, cloakroom, or WC, subject to requirements. A ceiling hatch with pull down ladder provides access to an extensive attic space spanning the full length of the property, presenting an exciting opportunity for additional living accommodation, subject to the necessary consents and permissions.

The bright and spacious dining kitchen is positioned to the front of the property, with a large picture window framing attractive views and flooding the room with natural light. Fitted with an excellent range of solid oak hand made wall and base units, complemented by a combination of solid wood and laminate work surfaces, the kitchen offers both style and practicality. There is ample space for a dining table and chairs, along with provisions for a washing machine and dishwasher. Integrated appliances include a larger fridge, double electric oven, and a four burner electric hob with extractor hood above. A charming serving hatch creates a sociable connection to the dining room and lounge, while a door provides convenient access to the utility room.

The utility room houses the recently installed combination gas boiler (January 2026) and benefits from useful shelving for storage. There is excellent potential to further enhance the space with the addition of fitted units, allowing utility appliances to be relocated from the kitchen and creating additional workspace. A double glazed door provides direct access to the rear garden.

Also located to the rear of the property is the sitting room, a spacious and flexible room with large window overlooking the rear garden, allowing for plenty of natural light. This generous space could easily be utilised as a third bedroom if required. Finished with neutral décor and carpet flooring, the room's main focal point is the attractive timber fire surround with a tiled hearth and log effect electric stove, creating a warm and inviting atmosphere.

The dining room/lounge is situated to the rear of the property and benefits from sliding patio doors opening onto the beautiful rear patio and garden. This bright and versatile space enjoys lovely garden views and provides ample room for both dining and lounge furniture, making it ideal for everyday living and entertaining.

Two further double bedrooms are situated to the front and rear of the property, both enjoying neutral décor and double glazed windows. Each room benefits from extensive fitted wardrobes, providing excellent storage space.

Finally, the shower room is fitted with a 3pc suite comprising a wash hand basin, WC, and an adapted shower enclosure with an inset electric shower and shower boarding, providing a practical and easy to maintain finish. The room is decorated in neutral tones and features an attractive patterned wallpaper feature wall with timber panelling beneath. Vinyl flooring, a central heating radiator, and a double glazed opaque window complete this well presented space.

Room Sizes

SITTING ROOM (BEDROOM 3) 5.11 x 4.00

LOUNGE/DINING ROOM 5.30 x 4.25

DINING KITCHEN 4.30 x 4.24

UTILITY ROOM 2.70 x 2.27

DOUBLE BEDROOM 3.70 x 3.95

DOUBLE BEDROOM 3.45 x 3.35

SHOWER ROOM 3.32 x 2.00

Externally

A beautifully presented front garden creates an inviting first impression, featuring a wide variety of established shrubs that provide vibrant seasonal colour throughout the year. Well maintained paved pathways on both sides of the property offer easy access to the rear garden, combining practicality with excellent kerb appeal.

To the rear is a beautifully landscaped and exceptionally private enclosed rear garden, perfect for both relaxation and entertaining. The generous patio provides an ideal space for outdoor dining and social gatherings, while the well maintained lawn is framed by vibrant, colourful shrub borders. A dedicated kitchen garden area with greenhouse, offers space for growing your own produce, complemented by mature fruit trees to the side of the property. Additional benefits include a substantial integrated outhouse with stunning hand made doors, providing excellent storage, and convenient gated side access.

In previous years, plans were considered to create a car port to the front of the property, providing the potential for off street parking. Any prospective purchaser wishing to pursue this option should make their own enquiries regarding the necessary permissions, consents and associated costs for the proposed works.

Directions

Entering Hawick on the A7 from the North, take the slip road on the left sign posted Burnfoot Industrial Estate and a right at the bottom of that road. Take the next left into Wilton Glebe and the property sits on the right hand side.

What3words:///overpaid.unwraps.poodle

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and greenhouse included in the sale. A hatch in the cloakroom provides easy access to pipes/wires under the floor.

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		
	63	75
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		
	62	73
Scotland	EU Directive 2002/91/EC	



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