



BANNERMANBURKE

PROPERTIES LIMITED



2 Weens Place, Bonchester Bridge, TD9 8JP

Offers In The Region Of £165,000



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■ ENTRANCE HALL ■ SITTING ROOM ■ BREAKFASTING KITCHEN ■ FAMILY BATHROOM ■ THREE BEDROOMS ■ REAR UTILITY AREA ■ OIL CENTRAL HEATING AND LOG BURNING STOVE ■ FRONT, SIDE AND REAR GARDENS WITH WORKSHOP/OUTHOUSE ■ DRIVEWAY ■ EPC RATING D

This wonderful three bedroom semi detached home is ideally suited to family living, offering generous and versatile outdoor space. Set within a sizeable plot, the property benefits from a front garden, driveway, private enclosed rear garden and an additional area of ground to the side, offering excellent potential for the erection of a garage or shed, subject to the necessary consents. Presented for sale in excellent order, the property benefits from oil central heating together with a log burning stove, which also has the ability to support the heating system. With its generous plot, excellent outdoor space and appealing family accommodation, this is a property that is rarely available on the market. Early viewing is highly recommended.

The Village

Bonchester Bridge is a village located in a rural location in the heart of the Scottish Borders. Surrounded by rolling hills and open countryside, it really is a delightful peaceful getaway from the busier towns and cities whether this be permanently or for a holiday. Day to day facilities can be found in the village which has a popular Inn, and the larger towns of Hawick and Jedburgh offer more comprehensive shopping and recreational activities in addition to a choice of two secondary schools.

Travel

Hawick 9 Miles, Jedburgh 10 Miles, Carlisle 37 Miles, Newcastle 56 Miles, Edinburgh 40 Miles,

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. The A68 provides a through-route to Newcastle and the A1. 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 from the front, a timber door provides access to the entrance hall, where all ground floor accommodation can be accessed as well as a stairs to the upper level. A large cupboard under the stairs provides excellent storage and the electric meter and switch gear is housed in a timber unit. A double glazed window to the side, allows lots of natural light through. The sitting room is warm and inviting and located to the front with large

double glazed window. The main focal point of the room is the white timber fire surround with log burning stove set upon a stone hearth. A recessed display area has cupboards beneath for storage. Decorated in neutral tones with laminate flooring, central heating radiator and ceiling light.

To the rear is the lovely breakfasting kitchen with a good range of floor and wall units and ample work surface space. A one and a half bowl sink and drainer sits beneath the double glazed window, overlooking the rear garden. There is a four burner ceramic hob, chimney style cooker hood and built in electric oven, along with a pantry cupboard and cupboard housing the water cylinder. Decorated in neutral tones with tiled flooring, central heating radiator and ceiling spotlight. A timber door provides access to the rear porch/utility area. With a door to the rear garden, this porch/utility area is a great useful space with plumbing for a washing machine and space for a free standing fridge freezer, along with good storage. The oil boiler is wall mounted in here.

On the ground floor also is the family bathroom comprising of a 3pc suite of wash hand basin, WC and bath with electric shower above. Tiled to full height in a white tile around the bathing area and tiled flooring. A double glazed opaque window is located to the side and a central heating radiator and ceiling spotlights complete this space.

On the turn of the stairs to the upper level, a double glazed window to the front allows lots of light through. On the landing is a large cupboard for storage and an access hatch to the roof space.

All three bedrooms are a good size and benefit from built in wardrobes with hanging and shelving and all have carpet flooring, central heating radiators and double glazed windows. Two of the bedrooms are located to the rear, with one to the front.

Room Sizes

SITTING ROOM 4.30 x 4.13

BREAKFASTING KITCHEN 3.55 x 3.03

REAR PORCH/UTILITY AREA 2.60 x 1.95

BATHROOM 1.90 x 2.00

BEDROOM 4.36 x 3.20

BEDROOM 3.50 x 3.00

BEDROOM 4.00 x 2.95

Externally

Externally, the property benefits from generous and versatile outdoor space. The front garden is laid to lawn with a pathway leading to the front door, while a private driveway provides off street parking for two vehicles. The side garden houses the oil tank, with a substantial area of additional ground offering excellent potential for the erection of a garage or shed, subject to the necessary consents. To the rear, a shared area of garden ground provides access to the private, enclosed rear garden. An integrated workshop/outhouse, complete with power and lighting, provides a useful additional space. External tap.

Directions

What3words///nudge.casually.workflow

Entering Bonchester from either the North or the South, take the exit opposite the Fox and Hounds onto Hobkirk Road and the property is located on the left hand side.

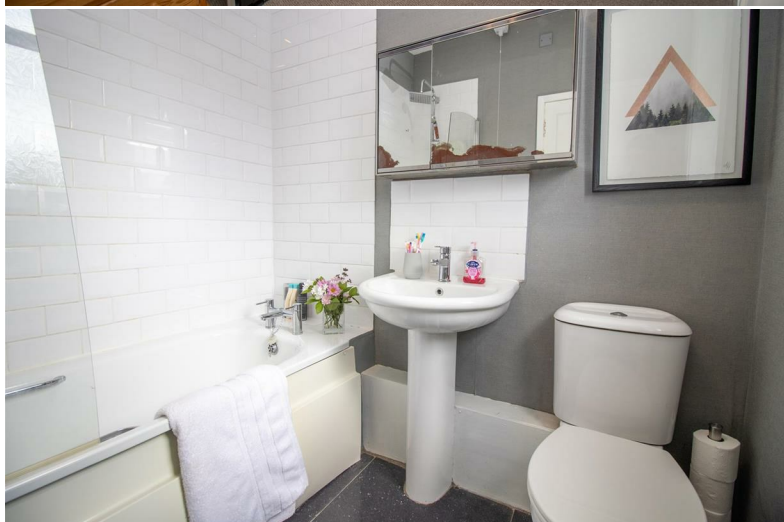
Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, oil and electricity. The wood burning stove also supports the heating system.



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		
	57	70
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		
	57	68
Scotland	EU Directive 2002/91/EC	

2 Weens Place



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