BANNERMANBURKE
PROPERTIES LIMITED

8b Minto Place, Hawick, TD9 9JL

Offers In The Region Of £70,000

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▪ OPEN PLAN LIVING ROOM/KITCHEN ▪ DOUBLE BEDROOM ▪ SHOWER ROOM ▪ LARGE DECKING AREA WITH STUNNING VIEWS ▪ TIERED, LOW MAINTENANCE PRIVATE GARDEN ▪ CENTRAL LOCATION ▪ TURN KEY PROPERTY ▪ EPC RATING C

Brought to market in immaculate condition, we are delighted to offer for sale, this well presented ground floor one bedroom flat, offering comfortable and modern accommodation with the added benefit of a large private decking area enjoying stunning views over the town. Benefiting from double glazing and gas central heating throughout, this beautifully maintained flat is ideal for first time buyers, investors or those looking to downsize.

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.

Hawick Distances

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

Entered to the front, a double glazed door provides access to the hallway, which is decorated in neutral tones with carpet flooring and features a large cupboard, providing useful storage. There is access from here to the shower room, bedroom and leads you through to the open plan kitchen/living room.

The bright and spacious kitchen and living area is presented in neutral tones and offers a great combination of practicality and modern style. The kitchen is fitted with a good range of grey shaker style floor and wall units, complemented by black marble effect work surfaces and a tiled black splashback. Integrated appliances include a fridge freezer, electric oven and ceramic hob, with a stainless steel chimney style cooker hood above. The combination gas boiler is discreetly housed within one of the kitchen units. The kitchen area benefits from vinyl laminate flooring, while the living room has carpet flooring, a wall mounted electric fire and a large central heating radiator. A double glazed window provides natural light, while double glazed patio doors open directly onto the large decking area, creating an excellent space for outdoor seating and enjoying the impressive views across the town.

The good sized double bedroom is positioned to the front of the property and features a double glazed window. The room is finished in neutral tones with carpet flooring, central heating radiator and ceiling light.

The shower room comprises a three piece suite including a wash hand basin, WC and shower enclosure, with a chrome shower supplied from the gas boiler. The room is finished with neutral full height tiling for a clean and modern appearance.

Room Sizes

Kitchen/Living Room 4.52 x 4.08

Double Bedroom 3.31 x 3.81

Shower Room 1.32 x 1.58

Externally

The flat benefits from a beautifully designed, low maintenance garden offering a wonderful combination of entertaining space and attractive landscaping. The large decking area is conveniently accessed directly from the kitchen, providing an ideal setting for outdoor dining and relaxation while enjoying stunning views. The garden is arranged over tiered levels, thoughtfully landscaped with decorative stone for a contemporary and easy to maintain finish. A gate provides additional access to the garden from the side of the property.

To the front, a small courtyard area creates a welcoming entrance to the property. Overall, the garden provides a stylish, versatile and low maintenance outdoor space, perfect for enjoying the views and entertaining.

Directions

From the High Street travelling West, take a left onto Cross Wynd and continue up the hill and over the bridge. Take the second left onto Wellogate Place and right onto Minto Place. The property is located on the left hand side.

what3words///broccoli.something.asked

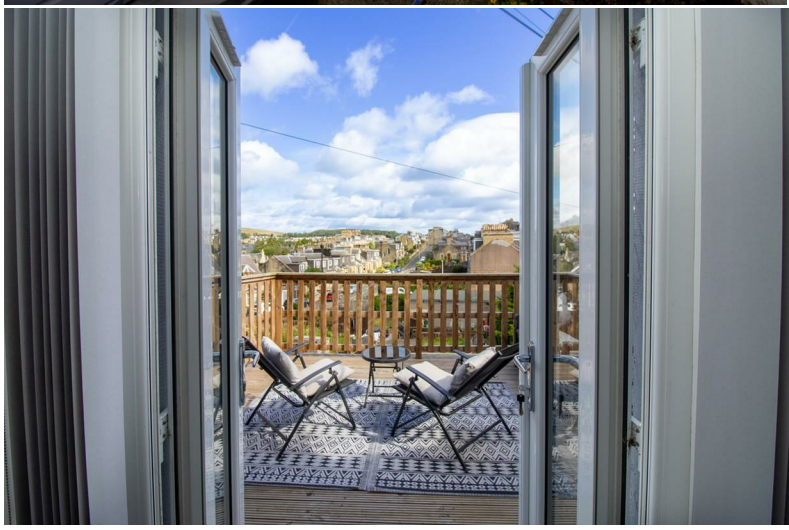
Sales and Other Information

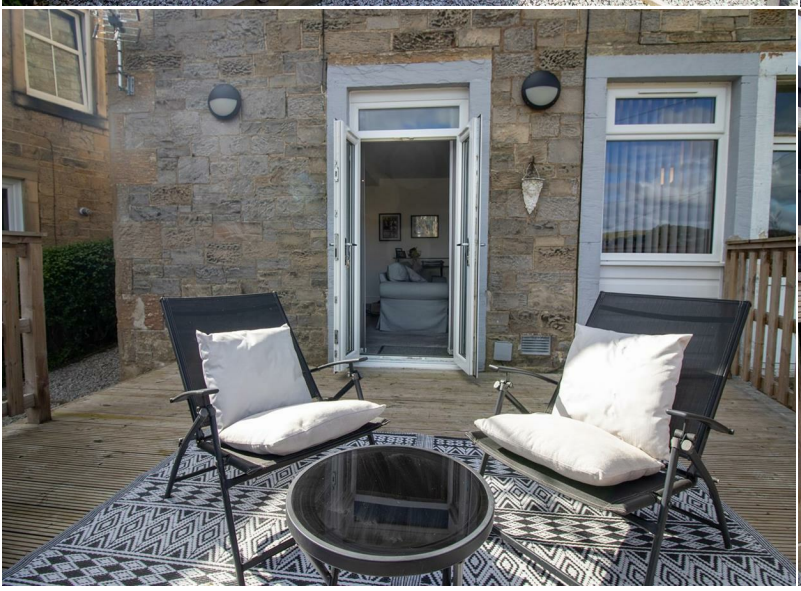
Fixtures & Fittings

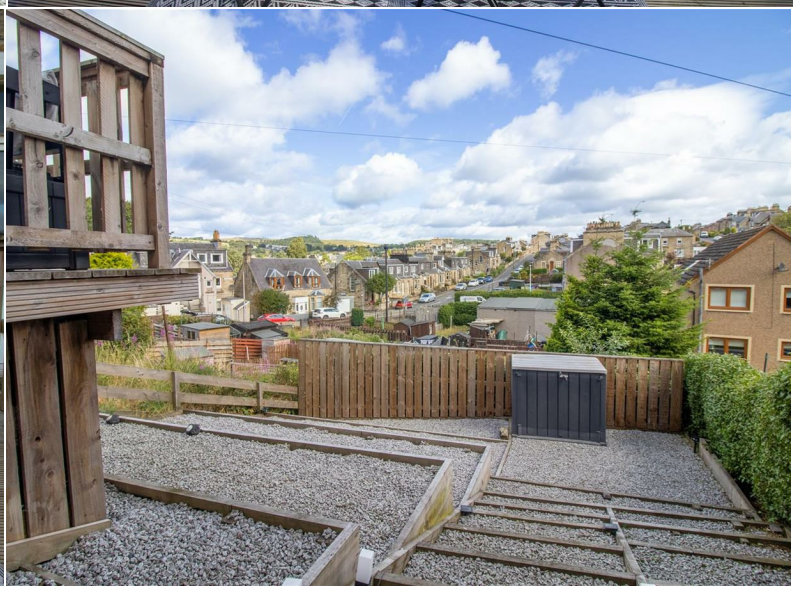
This property is sold with furniture, carpets, flooring, light fittings and integrated appliances included in the sale. Contact agent for further details.

Services

Mains drainage, water, gas & electricity.



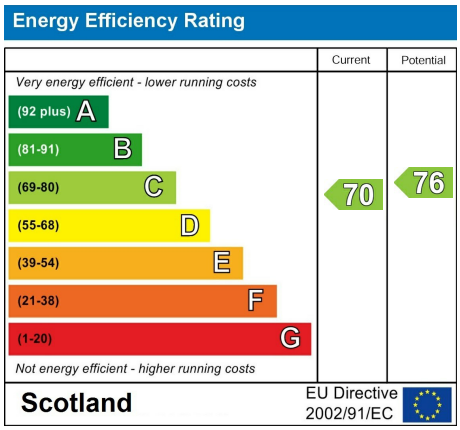


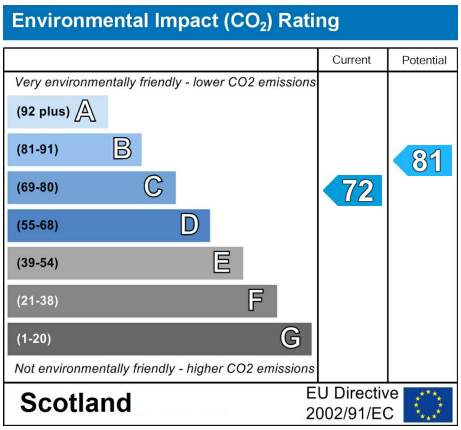


Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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

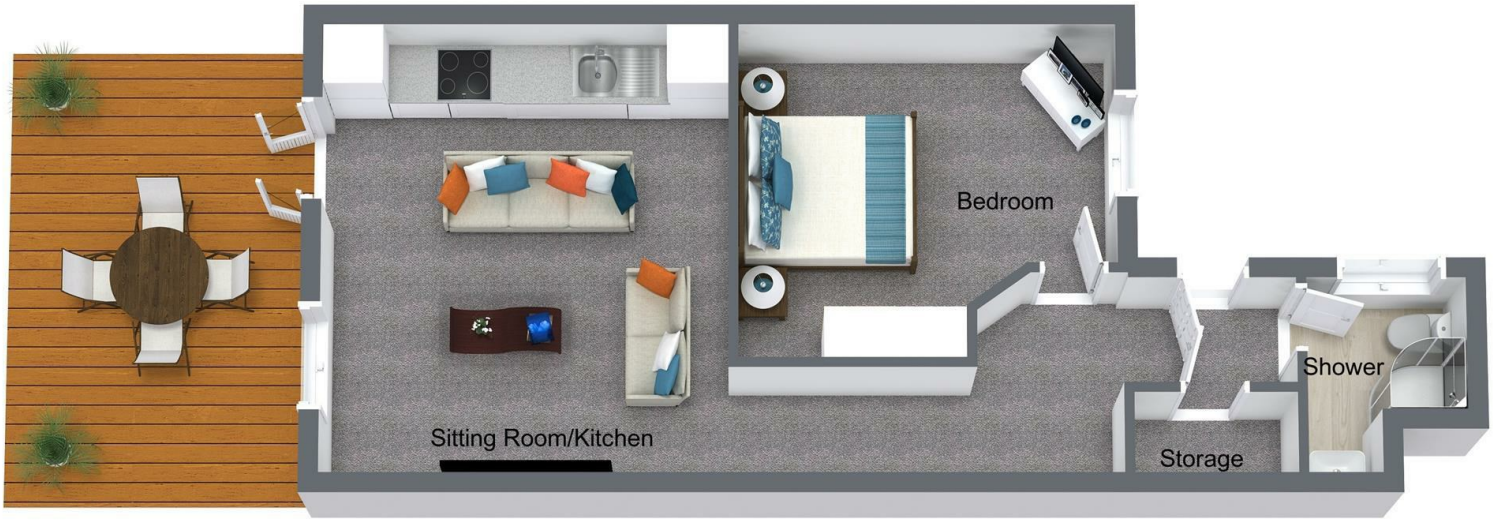
Viewings:
Strictly by appointment through Bannerman Burke Properties Ltd.

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.





8b Minto Place



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