



BANNERMANBURKE

PROPERTIES LIMITED



11 Heronhill Close, Hawick, TD9 9RA

Offers In The Region Of £325,000



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■ LARGE HALLWAY ■ SITTING ROOM WITH BAY WINDOW ■ DINING KITCHEN ■ UTILITY ROOM ■ BATHROOM ■ THREE DOUBLE BEDROOMS ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ LARGE ATTIC WITH PULL DOWN LADDER ■ PARKING BAY FOR TWO VEHICLES WITH ELECTRIC CHARGING POINT ■ FRONT GARDEN WITH SHED AND LARGE REAR PATIO

We are delighted to bring to market this exceptional three bedroom detached bungalow, situated within a desirable and peaceful development in Hawick. The property benefits from a private parking bay with electric vehicle charging point and is presented for sale in immaculate order throughout. Beautifully appointed, the property boasts a stunning contemporary kitchen and bathroom, complemented by stylish modern décor. Externally, the property enjoys well tended gardens to the front, while the raised rear patio provides an excellent space for outdoor dining and relaxation. The gardens are fully enclosed by newly installed timber fencing. Viewing is highly recommended to fully appreciate the wonderful style, quality and generous accommodation this fabulous property has to offer.

The Town

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

Steps lead up to the double glazed front door, providing access into the warm and inviting hallway, where all accommodation can be accessed. The spacious hallway offers excellent storage, with three useful cupboards, and is tastefully decorated in neutral tones. Laminate flooring, a combination of ceiling lights and recessed spotlights, and two central heating radiators, provide a comfortable and welcoming space. A wall mounted control panel operates the alarm system, while a pull down Ramsay ladder provides convenient access to the attic, adding valuable additional storage. The sitting room is a bright and spacious reception room, featuring a beautiful bay window overlooking the front garden. Freshly decorated in neutral tones and finished with Karndean flooring, the room has a warm and inviting feel. The main focal point is the impressive solid wood sleeper mantle, framing a large open fireplace with inset log burner, set on a stone

hearth. Two central heating radiators provide warmth, while the generous proportions offer an excellent and comfortable living space.

The kitchen is undoubtedly the highlight of this beautiful property, occupying a generous space to the rear and enjoying two large double glazed windows overlooking the rear patio and fields beyond. Stylish and elegant, the kitchen is fitted with an excellent range of floor and wall mounted units, complemented by marble work surfaces which continue to form attractive splashbacks.

A range style cooker provides both gas rings and electric ovens, while integrated appliances include a dishwasher and wine cooler. There is also ample space for an American style fridge freezer and a generous dining area, making this an ideal space for both everyday family life and entertaining. A one and a half bowl porcelain sink is positioned beneath the window, taking full advantage of the lovely outlook. The room is decorated in fresh neutral tones, with an exposed brick feature wall adding warmth and character.

The adjoining utility room is a particularly useful and practical space, fitted with a good range of floor and wall mounted units providing excellent storage. There is space and plumbing for both a washing machine and tumble dryer, along with a sink fitted with a detachable hose tap. The boiler is neatly housed within a wall mounted unit, keeping the room uncluttered. A double glazed door provides direct access to the rear, while a central heating radiator and recessed spotlights complete the space.

The family bathroom is another beautifully presented room, featuring a stylish four piece suite comprising a wash hand basin set upon a floating shelf, WC, freestanding bath and a generous double walk in shower enclosure with chrome shower fittings, supplied directly from the boiler. Beautiful tiling extends to full height within the shower enclosure and to half height around the bath, complemented by attractive tiled flooring. A heated towel rail and double glazed opaque window complete this impressive and well appointed bathroom.

All three bedrooms are generously proportioned double rooms, with the principal bedroom enjoying the added benefit of a stylish ensuite shower room. Two of the bedrooms feature built in wardrobes with both hanging and shelving space, while the third offers ample room for a range of bedroom furniture. The ensuite is beautifully appointed with a three piece suite comprising a wash hand basin, WC and generous double walk in shower enclosure, complete with chrome shower run from the boiler. The shower area is finished with attractive full height tiling, complemented by tiled flooring. A heated towel rail and double glazed opaque window to the rear complete this well presented space.

Room Sizes

SITTING ROOM 4.00 x 6.50
DINING KITCHEN 4.85 x 3.15
UTILITY ROOM 2.65 x 1.82
BATHROOM 2.10 x 3.35
MASTER BEDROOM 3.20 x 4.15
ENSUITE SHOWER ROOM 1.42 x 3.05
DOUBLE BEDROOM 3.40 x 3.85
DOUBLE BEDROOM 3.40 x 2.72

Externally

Externally, the property is immaculately presented and very well maintained, with a private parking bay providing space for two vehicles, together with an electric vehicle charging point. The front garden is laid mainly to lawn and enhanced by mature trees and shrubs, with a garden shed providing useful additional storage.

Gated side access leads to the rear garden, which is predominantly paved for ease of maintenance and features a raised patio seating area, creating an ideal space for outdoor dining and relaxation. External lighting and a tap add further practicality.

Directions

What3words///shout.breeze.embellish

From the Mart Street roundabout, take the exit for Weensland Road and continue for 0.7 miles. Take a right signposted for Heronhill Bank and drive straight to Heronhill Close. Follow the road around to the right and the property lies on the left hand side as the road curves around.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity. Intruder alarm and CCTV. Electric charging point.



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		
	79	83
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
	81	82
Scotland	EU Directive 2002/91/EC	



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