BANNERMANBURKE
PROPERTIES LIMITED



55 Paterson Gardens, Hawick, TD9 0DT

Offers In The Region Of £355,000

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▪ SITTING ROOM▪ DINING ROOM▪ DINING KITCHEN ▪ CONSERVATORY▪ DEN▪ UTILITY & WC ▪ 4 DOUBLE BEDROOMS, MASTER WITH ENSUITE▪ BATHROOM▪ FANTASTIC GARDEN WITH SEVERAL SEATING/ENTERTAINING SPACES ▪ STUNNING LOCATION WITH BEAUTIFUL VIEWS

We are delighted to present to the market this substantial and beautifully maintained family home, offering an exceptional amount of versatile living and entertaining space. Situated within the highly sought after Paterson Gardens, the property enjoys stunning views across the local golf course and is conveniently located on an excellent bus route to the town centre. Further benefits include flexible accommodation to suit a variety of lifestyles, an immaculately maintained garden with several inviting seating areas, a garage, off street parking, double glazing, gas central heating, and solar panels for improved energy efficiency. Combining generous proportions, a superb location, and excellent outdoor space, this outstanding property would make a wonderful family home.

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

A welcoming entrance hallway sets the tone for the home, with attractive Karndean flooring flowing seamlessly throughout the ground floor, creating a sense of continuity and space. The bright and inviting lounge enjoys an outlook to the front and features an attractive electric fireplace, making it the perfect place to relax. Open plan access leads through to the dining area, creating an ideal setting for both everyday family life and entertaining, while double doors open from the dining room into the conservatory.
Flooded with natural light, the conservatory is a wonderful addition to the home, providing a peaceful space to unwind while taking in the stunning views over the golf course. With direct access to the garden, it effortlessly connects indoor and outdoor living.
The heart of the home is the spacious dining kitchen, thoughtfully designed with an excellent range of fitted units, a breakfast bar offering further storage, as well as ample space for family dining. Integrated appliances include a four burner gas hob with chimney style cooker hood over, and double oven. There's space and plumbing for a dishwasher and fridge freezer. The one and a half bowl stainless steel sink and drainer with mixer tap sits under the window, while sliding patio doors open directly onto the rear garden, making it ideal for entertaining. The adjoining utility room keeps laundry tucked away, provides additional storage and space and plumbing for a washing machine and tumble dryer. Access to the garden and a convenient ground floor WC with wash hand basin are from the utility also.
Adding to the flexibility of the ground floor is a further reception room, currently used as a games room, which could equally serve as a family room, children's playroom, home office or hobby space depending on individual needs. Internal access from here to the garage adds further practicality.
Upstairs, the property continues to impress with four well proportioned bedrooms, and ensuite shower room and family bathroom. The two bedrooms to the front benefit from fitted wardrobes with the principle bedroom also enjoying a private ensuite shower room with WC, wash hand basin and walk in shower. The two rear bedrooms enjoy the picturesque outlook across the golf course, creating a wonderfully peaceful setting. All bedrooms are generously sized, have carpet to floor and offer flexibility for growing families. A stylish family bathroom, complete with bath and separate shower, WC and wash hand basin sits to the rear of the property, while good storage is provided by two landing cupboards and a fully floored loft. The property is tastefully decorated throughout and benefits from attractive light fittings, cornice detailing, gas central heating, double glazing and solar panels to help with electricity costs. This is an exceptional property and should be viewed to fully appreciate.

Room Sizes

LIVING ROOM 3.72 x 4.74
DINING ROOM 3.05 x 3.11
KITCHEN 6.48 x 3.08
CONSERVATORY 3.83 x 3.36
DEN 4.15 x 2.69
UTILITY 1.96 x 1.90
WC 1.00 x 1.93
BEDROOM 3.90 x 3.50
BEDROOM 2.93 x 4.33
BEDROOM 3.53 x 3.42
BEDROOM 3.53 x 3.8
ENSUITE 2.18 x 2.62
BATHROOM 2.27 x 2.34

Externally

Externally, the property enjoys excellent kerb appeal, with off street parking for two vehicles, a single car garage, and an attractive side garden bordered by a variety of mature shrubs and seasonal flowers.

The rear garden is undoubtedly one of the property's standout features. Beautifully landscaped and designed with entertaining in mind, it boasts multiple seating areas including a patio, raised decking, artificial lawn and a bespoke bar, offering the perfect setting for family gatherings and summer evenings. Looking directly over the golf course, the garden enjoys an enviable open aspect and provides a tranquil backdrop that is rarely found, making this an exceptional outdoor space to enjoy throughout the year.

Directions

From the High Street travelling West, turn onto the Howegate and continue onto Drumlanrig Square, the Loan and Rosebank Road. At the end of Rosebank Road at the roundabout, take a left into Paterson Gardens. Take an immediate right and the property is located on the right hand side.

what3words///ratio.stamp.cupboards

Sales & Other Information

Fixtures & Fittings

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

Services

Mains drainage, water, electricity, gas and solar panels.

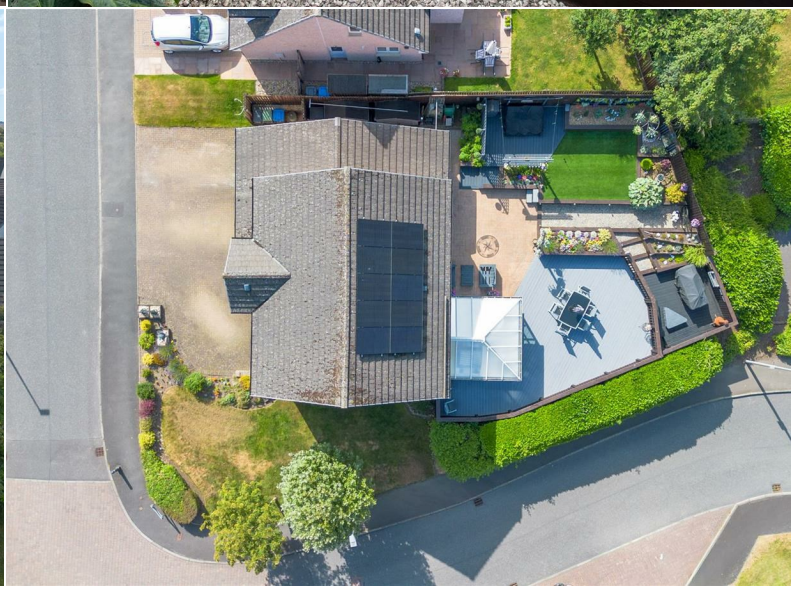










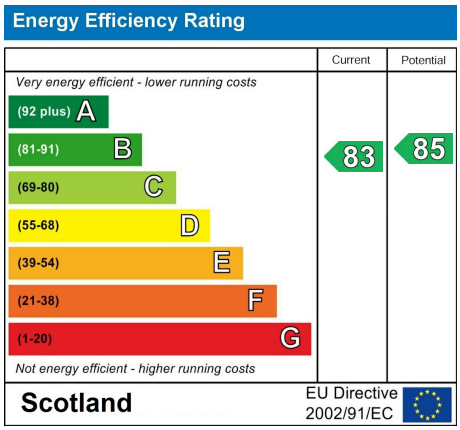


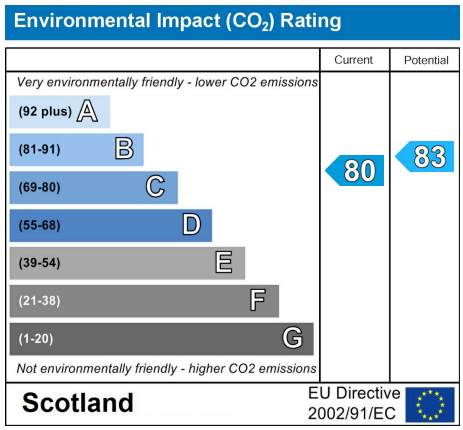
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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











55 PATERSON GARDENS

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