BANNERMANBURKE
PROPERTIES LIMITED

12B Wellogate Place, Hawick, TD9 9JG

Offers In The Region Of £85,000

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▪ PRIVATE STAIRWELL ENTRANCE ▪ DINING KITCHEN ▪ SITTING ROOM ▪ OFFICE ROOM ▪ TWO BEDROOMS ▪ SHOWER ROOM ▪ GREAT STORAGE ▪ GAS CENTRAL HEATING AND DOUBLE GLAZING ▪ PRIVATE COURTYARD AND OUTHOUSE ▪ PRIVATE GARDEN WITH SHED AND CLOTHES DRYING FACILITIES

We are delighted to bring to market this spacious two bedroom double upper property with private courtyard entrance and private garden. Situated very close to town centre and in the sought after "Terraces" area, 12B Wellogate Place would make an ideal starter family home, rental investment or downsize opportunity. Benefits include double glazing, gas central heating and excellent storage.

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

Accessed via a few steps, the private courtyard has a handy outhouse and porch leading in. A timber door opens into the carpeted stairwell that leads up to the property, situated on the first floor. A window at the side allows light in and a glazed door provides access to the property. The entrance hallway offers excellent storage in the way of two cupboards and gives access to the dining kitchen and sitting room and a turning staircase leads up to the upper floor. The dining kitchen is to the front with two large double glazed windows looking out over the garden and there's ample room for dining table and chairs, as well as a breakfasting bar. Floor and wall mounted units provide storage with space for free standing cooker, fridge freezer, dishwasher and space and plumbing for a washing machine also. Decorated in neutral tones with a mix of laminate and carpet to floor. Strip lighting to ceiling, central heating radiator, pully drying rail and open shelving complete this space. The sitting room is to the rear of the property with large double glazed window. The main focal point of the room is the timber surround with marble hearth and electric fire inset. Decorated in neutral tones, carpet to floor, attractive ceiling light fitting and central heating radiator. From here a door leads into a box room which benefits from a double glazed window. This room would make an ideal office space or provide additional storage. A turning staircase leads to the upper level where two bedrooms and the shower room are located. Further storage can be found in a cupboard which has shelving and houses the Vaillant boiler and there is access to the roof space from a hatch on the landing. Both bedrooms offer a good range of built in storage and have ceiling light fittings and central heating radiators. Located to either side of the property, both have pleasant views from the double glazed windows and are tastefully decorated with carpet to floor. Finally the shower room is located to the front and is a bright room with opaque double glazed window. The suite comprises a shower enclosure with electric shower, WC and wash hand basin. The room has aqua panelling for easy maintenance and a cream timber feature wall and vinyl to floor. A wall mounted mirror cabinet provides storage and a central heating radiator also features.

Room Sizes

SITTING ROOM 3.82 x 3.98
OFFICE 2.10 x 1.68
DINING KITCHEN 3.94 x 4.92 (widest point)
BEDROOM 3.84 x 2.71
BEDROOM 2.55 x 3.63
SHOWER ROOM 2.59 x 2.00

Externally

The property benefits from a private courtyard and integrated outhouse to the front along with a garden across the road, with shed and clothes drying facilities and patio.

Directions

What3words///motivates.verge.expert
From the High Street travelling West, turn on the Cross Wynd and continue forward over the bridge. Take the second left onto Wellogate Place and the property lies on the left hand hand.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances (if applicable) included in the sale.

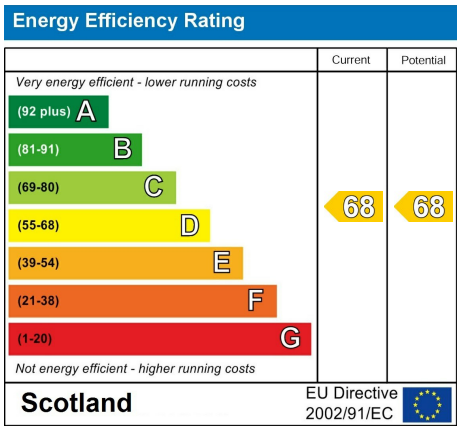
Services

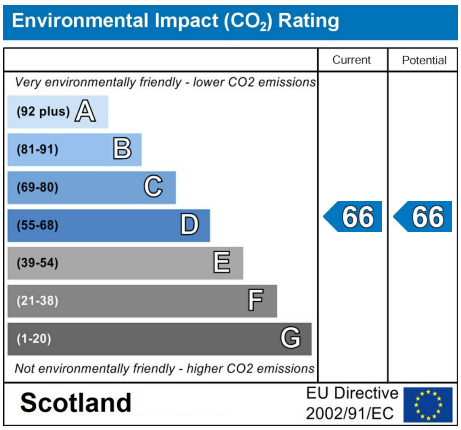
Mains drainage, water, gas and electricity.

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.





12b Wellogate Place

First Floor

Upper Floor

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