BANNERMANBURKE
PROPERTIES LIMITED

15 Crumhaugh Road, Hawick, TD9 0BA

Offers In The Region Of £110,000

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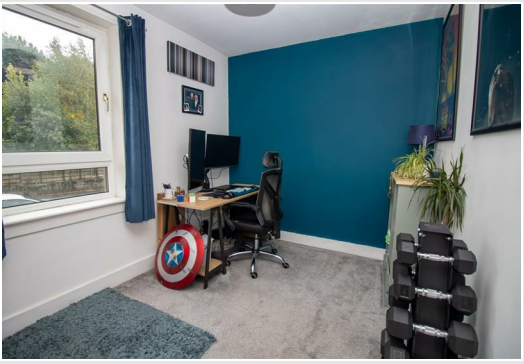


▪ SITTING ROOM▪ KITCHEN▪ THREE DOUBLE BEDROOMS ▪ SHOWER ROOM▪ GAS CENTRAL HEATING▪ DOUBLE GLAZING ▪ VERY LARGE SIDE AND REAR GARDEN▪ OFF STREET PARKING▪ EPC RATING C

We are delighted to offer for sale this attractive three bedroom upper quarter house, ideally situated within the popular West End of the town. The property is presented in immaculate order throughout and benefits from double glazing and gas central heating. Arranged over two floors, the accommodation has been enhanced by a converted attic space, creating a spacious and versatile third bedroom. Externally, the property enjoys a generous, well tended private garden, laid mainly to lawn with clothes drying facilities and a lovely seating area to the rear, perfect for enjoying the outdoors.

A further excellent feature is the private off street parking, with space for two vehicles, adding both convenience and practicality to this appealing 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

The property is entered from the side via a composite door into the entrance vestibule where carpeted stairs lead to the accommodation. The landing area provides access to all accommodation and is decorated in neutral tones with carpet flooring, central heating radiator, two ceiling light fittings and a smoke alarm. A large built in cupboard has shelving, a range a coat hooks and provides excellent additional storage. To the front the living room is a good size with large double glazed window allowing lots of natural light through. Decorated in fresh neutral tones with a feature wall, carpet flooring and central heating radiator. Built in shelving provides storage and a cupboard houses the combination gas boiler. Space for table and chairs.

An open doorway leads through to the kitchen which is located to the rear of the property with double glazed window overlooking the garden and views beyond. Good range of floor and wall units with ample work surface space and white tiling to splashback areas. Well equipped with space and plumbing for a washing machine and under counter fridge, along with an built in single electric oven and four burner gas hob with integrated extractor above. A composite sink and drainer with pull out tap, recessed ceiling spotlights and vinyl flooring complete this space.

On this level also are two good sized bedrooms, one to the front and one to the rear with double glazed windows, central heating radiators and carpet flooring. A 3pc shower room comprising of wash hand basin, WC and double walk in shower enclosure is located to the rear with double glazed opaque window. Within the shower enclosure is a chrome shower run off the boiler and shower boarding for easy maintenance. Vinyl flooring and chrome heated towel rail finish the room.

From the landing, a turning carpeted staircase leads to the converted attic, which provides a lovely, spacious double bedroom with a useful walk in storage area. This room is nice and bright thanks to two Velux style windows

on each side of the property. Freshly decorated in neutral tones with feature wall, carpet flooring and central heating radiator.

Room Sizes

SITTING ROOM 3.57 x 4.90
KITCHEN 2.17 x 3.40
BEDROOM 3.35 x 3.65
BEDROOM 3.63 x 2.68
BEDROOM 3.62 x 2.36
SHOWER ROOM 1.53 x 2.30

Externally

Externally, the property benefits from a generous side and rear garden, laid mainly to lawn and complemented by clothes drying facilities and a beautiful dedicated seating area, framed by attractive shrubbed borders. The garden is private to the property and offers excellent scope for buyers to further develop and personalise the space to suit their own tastes and requirements. Off street parking for two vehicles is an added advantage.

Directions

Traveling West on Hawick High Street, take a left onto the Howegate and continue onto Drumlanrig Square and the Loan. At the top take a right onto Cheviot Road and then a left at the end of this road onto Crumhaugh Road. The property is on the right
What3words///blackmail.begun.nozzles

Sales & Other Information

Fixtures and Fittings

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

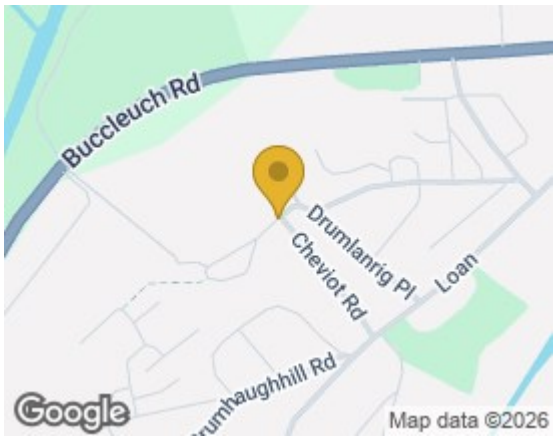
Services

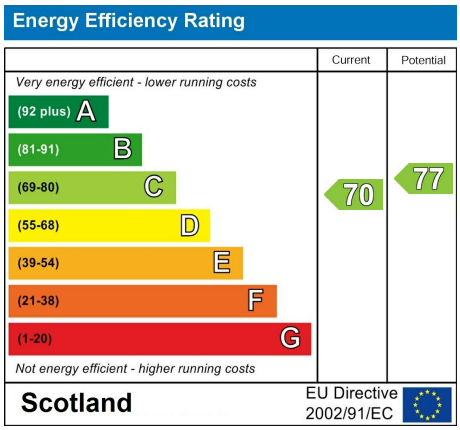
Mains drainage, water, gas & electricity.

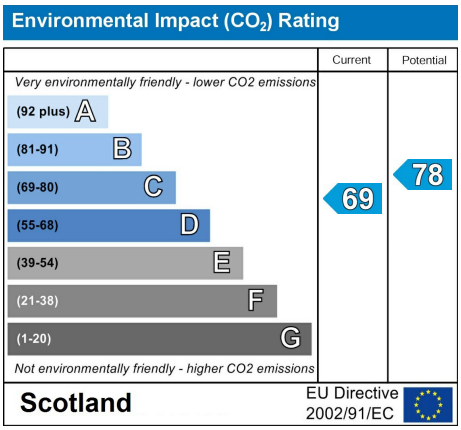
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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







First Floor

15 Crumhaugh Road

Upper Floor

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