BANNERMANBURKE
PROPERTIES LIMITED



62 Princes Street, Hawick, TD9 7EE

Offers In The Region Of £125,000

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▪ SPLIT LEVEL HALLWAY▪ SITTING ROOM/DINING ROOM▪ KITCHEN ▪ TWO DOUBLE BEDROOMS▪ SHOWER ROOM▪ GAS CENTRAL HEATING ▪ DOUBLE GLAZING▪ PRIVATE GARDEN▪ GREAT STORAGE ▪ EPC RATING C

We are delighted to offer for sale this lovely two bedroom, mid terraced split level property, complete with a private garden. Well presented throughout, the property offers well appointed and comfortable accommodation, making it an ideal choice for first time buyers, those looking to downsize, or investors seeking a buy to let opportunity. Located on a good bus route and a short walk to the town centre and all local amenities. Early viewing is recommended.

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 via UPVC door into the split level entrance hall with carpeted stairs leading to both the upper and lower levels. A large cupboard in the entrance hallway offers good storage and houses the combination gas boiler and electric meter and switch gear. The lower landing provides access to the kitchen and spacious living/dining room, along with a particularly large storage cupboard, offering excellent additional storage space.

The kitchen is bright and airy and located to the front with a large double glazed window allowing lots of natural light through. There is a good range of floor and wall mounted units with ample timber effect work surface space and tiling to splashback areas. Well equipped with single built in electric oven and four burner ceramic hob with chimney style cooker hood located above. Integrated fridge freezer, washing machine and tumble dryer. Neutral décor and vinyl flooring complete the space.

Extending the full length of the property, the spacious living/dining room benefits from a delightful double aspect, with windows to both the front and rear, creating a bright and welcoming space. This generous room is decorated in neutral tones with carpet flooring, central heating radiator and two attractive ceiling light fittings. Ample space in here for both living and dining furniture.

On the upper level, two further cupboards provide excellent storage and there is access to both double bedrooms and shower room.

Both bedrooms are generously proportioned double rooms, with one situated to the front of the property and the other to the rear. Both benefit from double glazed windows, central heating radiators, neutral décor and carpeted flooring. Each bedroom also enjoys pleasant views, with the front bedroom overlooking the town and the rear bedroom enjoying views over the garden.

The shower room comprises of a 3pc suite of wash hand basin, WC and double shower enclosure with electric shower inset. Tiled to full height in a white tile with shower boarding within the shower enclosure. Vinyl flooring and a chrome heated towel rail finish the space.

Room Sizes

SITTING ROOM/DINING ROOM 6.60 x 3.20

KITCHEN 3.00 x 2.67

DOUBLE BEDROOM 4.17 x 3.00

DOUBLE BEDROOM 3.50 x 3.24

SHOWER ROOM 2.35 x 1.75

Externally

The property benefits from a privately owned garden laid to lawn with clothes drying facilities.

Directions

What3words///manuals.pursue.badminton

From the High Street travelling West, continue onto the Sandbed and across the Albert Bridge and take a left staying on Albert Road. Continue forward on to Wilton Path and Princes Street and the property lies on the left hand side.

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.











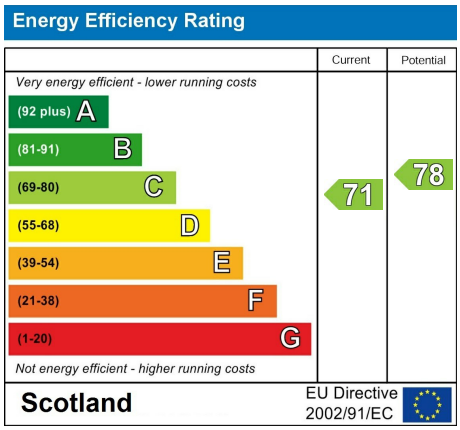


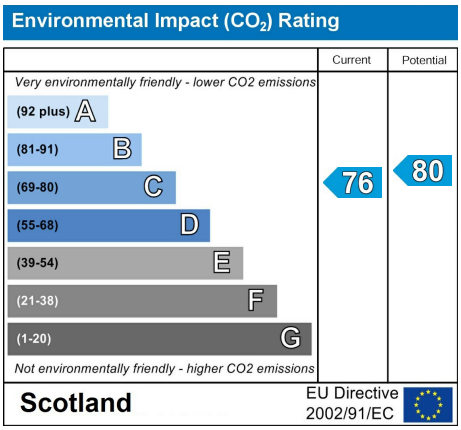
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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



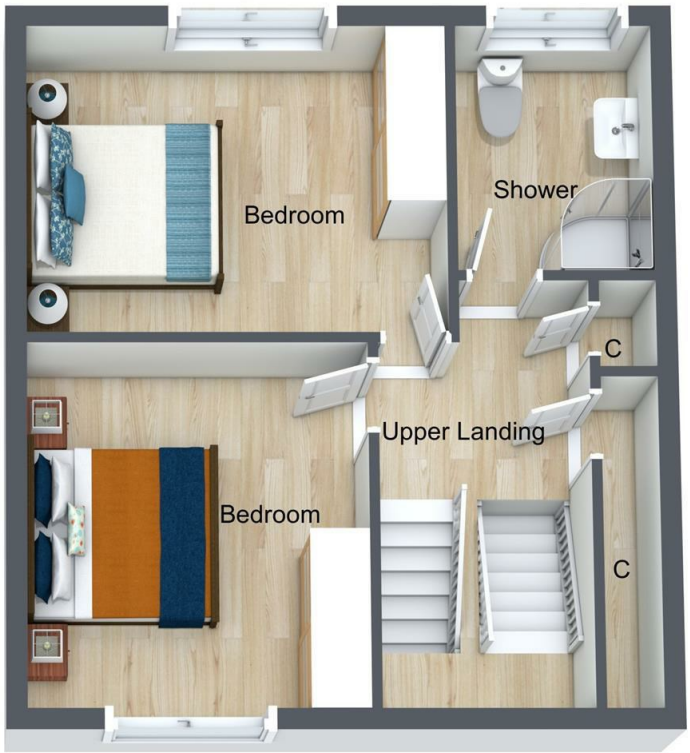




62 Princes Street, Hawick



Entrance & Lower Floor



Upper Floor

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