BANNERMANBURKE
PROPERTIES LIMITED



11 Paterson Gardens, Hawick, TD9 0DT

Offers In The Region Of £330,000

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■ ENTRANCE HALL ■ SITTING ROOM ■ DINING KITCHEN WITH DAY ROOM ■ SUN ROOM ■ FOUR DOUBLE BEDROOMS ■ ENSUITE SHOWER ROOM ■ FAMILY BATHROOM AND SEPARATE WC ■ SINGLE CAR GARAGE ■ DRIVEWAY ■ FRONT AND REAR GARDEN

This four bedroom detached family home is a must-see! Offered for sale in immaculate order benefitting from a driveway with off street parking, garage and beautiful private rear garden with composite decking and patio. Over the years, the property has been tastefully updated to reflect changing styles and modern living, creating a home that feels both fresh and welcoming. An ideal family home, situated within a safe and well maintained development of similar properties, offering an attractive setting for everyday living.

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 worldwide 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 from the front of the property, a double glazed door opens into a welcoming entrance hallway, decorated in neutral tones and featuring attractive LVT chevron flooring, which continues throughout the lower level. The hallway provides access to the ground floor accommodation and a convenient WC, while a carpeted staircase leads to the upper floor.

To the front of the property is a beautiful, bright and welcoming sitting room, enjoying views over the front garden through double glazed windows. Decorated in fresh, neutral tones, the room is complemented by a contemporary vertical central heating radiator and ceiling light fitting. Sliding timber doors open into the adjoining day room, creating a wonderful flow between the two spaces and an ideal setting for entertaining, while also allowing the rooms to be easily separated when desired.

The dining kitchen and adjoining day room provide a wonderful space for everyday family living, having been thoughtfully designed and beautifully modernised. The kitchen is fitted with an excellent range of white floor and wall mounted units, complemented by generous work surface space. Integrated appliances include an integrated dishwasher, with additional space for a range style electric cooker, along with space for an American style fridge freezer (not included in sale). There is ample room for a dining table and chairs, making this a practical and sociable space for family meals and entertaining. A double glazed window overlooks the rear garden, while access is provided to the separate utility room. The utility room provides a useful additional space, fitted with further floor and wall mounted units, a sink and space for a washing machine (included in the sale) and tumble dryer. Offering valuable extra storage, this practical room is ideal for keeping everyday household essentials neatly tucked away. A double glazed door provides convenient access to the side of the property.

The adjoining day room offers a comfortable additional living space, complete with a TV aerial point and ample room for relaxed seating. Double doors open into the sun room, allowing natural light to flow through the ground floor.

Situated to the rear of the property, the sun room enjoys a lovely degree of privacy and offers a peaceful space in which to relax while taking in views over the rear garden. Double glazed windows allow plenty of natural light to flood the room, while double doors provide direct access to the garden, creating a lovely connection between indoor and outdoor living.

The upper level accommodates four spacious double bedrooms, an ensuite shower room and a family bathroom, all accessed from the central landing. The landing also benefits from a large airing cupboard fitted with a radiator, providing useful additional storage and an ideal space for drying clothes during the winter months. An access hatch with pull down ladder provides entry to the roof space.

All four bedrooms benefit from fitted wardrobes and have been freshly decorated in neutral tones, creating bright and welcoming spaces. The ensuite shower room comprises a three piece suite of wash hand basin set within vanity furniture, WC and shower enclosure with chrome shower supplied from the boiler.

The family bathroom has been beautifully upgraded to a high standard, featuring a contemporary four piece suite comprising a wash hand basin set within vanity furniture, WC, freestanding bath and a generous double walk in shower enclosure with chrome shower fittings. Further features include a double glazed opaque window, tiled flooring, chrome heated towel rail and recessed ceiling spotlights, creating a stylish and well appointed space.

Room Sizes

SITTING ROOM 4.45 x 3.40
DINING KITCHEN/DAY ROOM 8.12 x 3.58
SUN ROOM 4.90 x 3.35
WC 1.50 x 0.85
BEDROOM 3.80 x 3.50
BEDROOM 3.90 x 2.30
BEDROOM 3.45 x 2.60
BEDROOM 2.76 x 2.70
ENSUITE SHOWER ROOM 2.57 x 1.73
FAMILY BATHROOM 2.80 x 2.25

Externally

The property benefits from a generous front driveway, providing off street parking for up to three vehicles, along with a single garage offering useful additional storage and housing the combination gas boiler. Gated side access leads around to the rear garden, which has been thoughtfully designed for ease of maintenance. The garden features a stone paved patio, clothes drying facilities, shed and an attractive composite decking area finished with a glass balustrade.

Directions

What3words///pinch.rear.swatting
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 and continue straight ahead. The property lies on the left hand side.

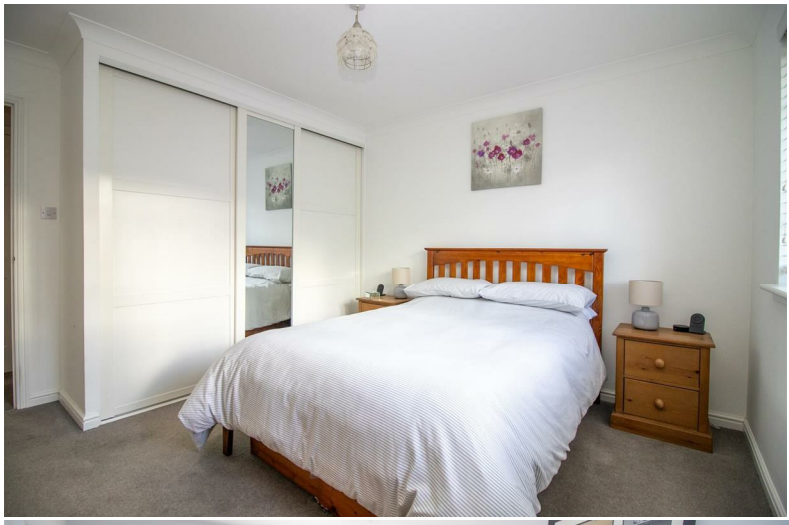
Sales & Other Information

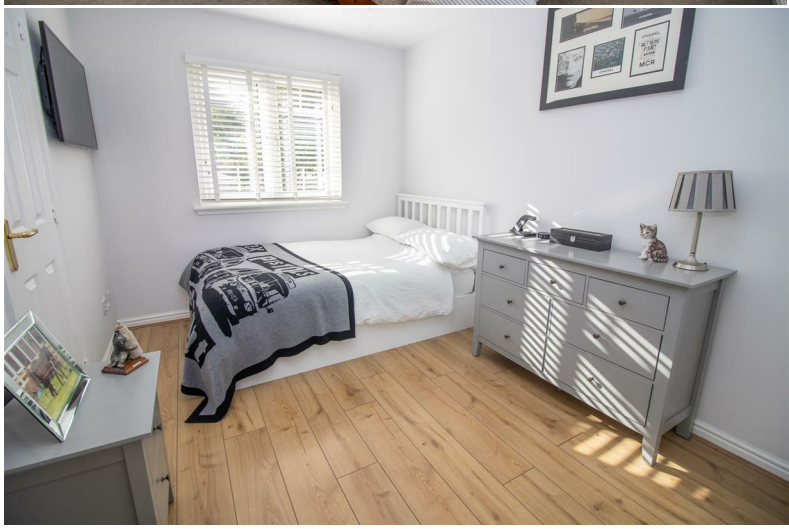
Fixtures & Fittings

All carpets, floor coverings. light fittings, blinds, washing machine and integrated appliances included in the sale. Other items available by separate negotiation.

Services

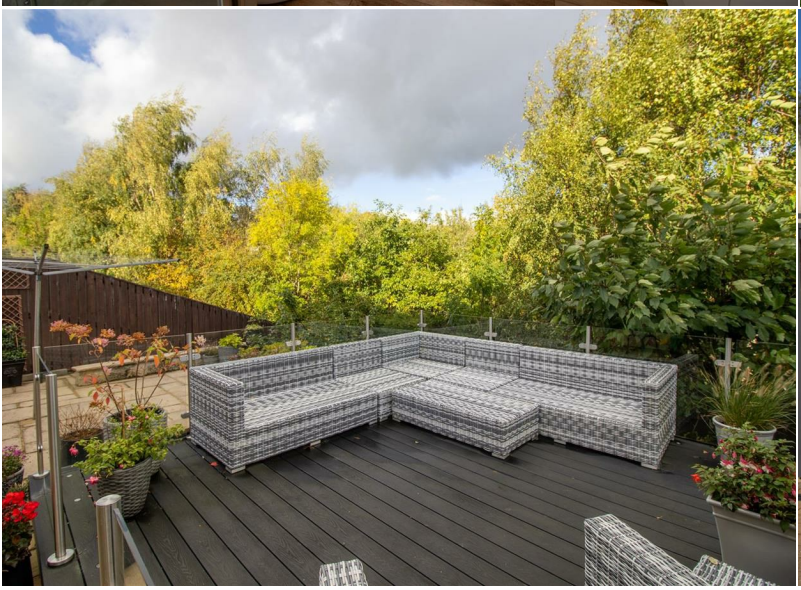
Mains drainage, water, gas and electricity.











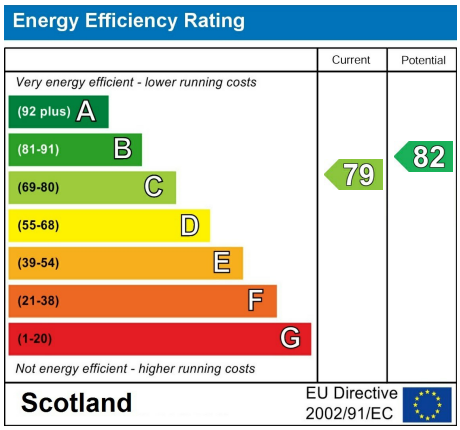


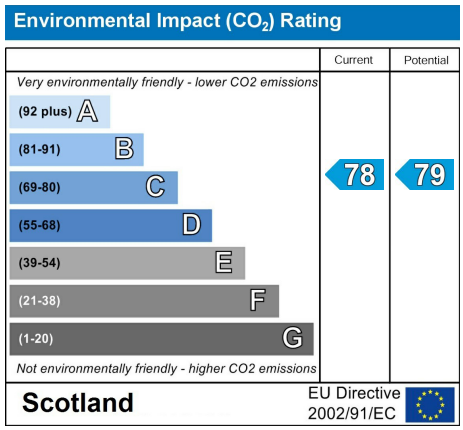
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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

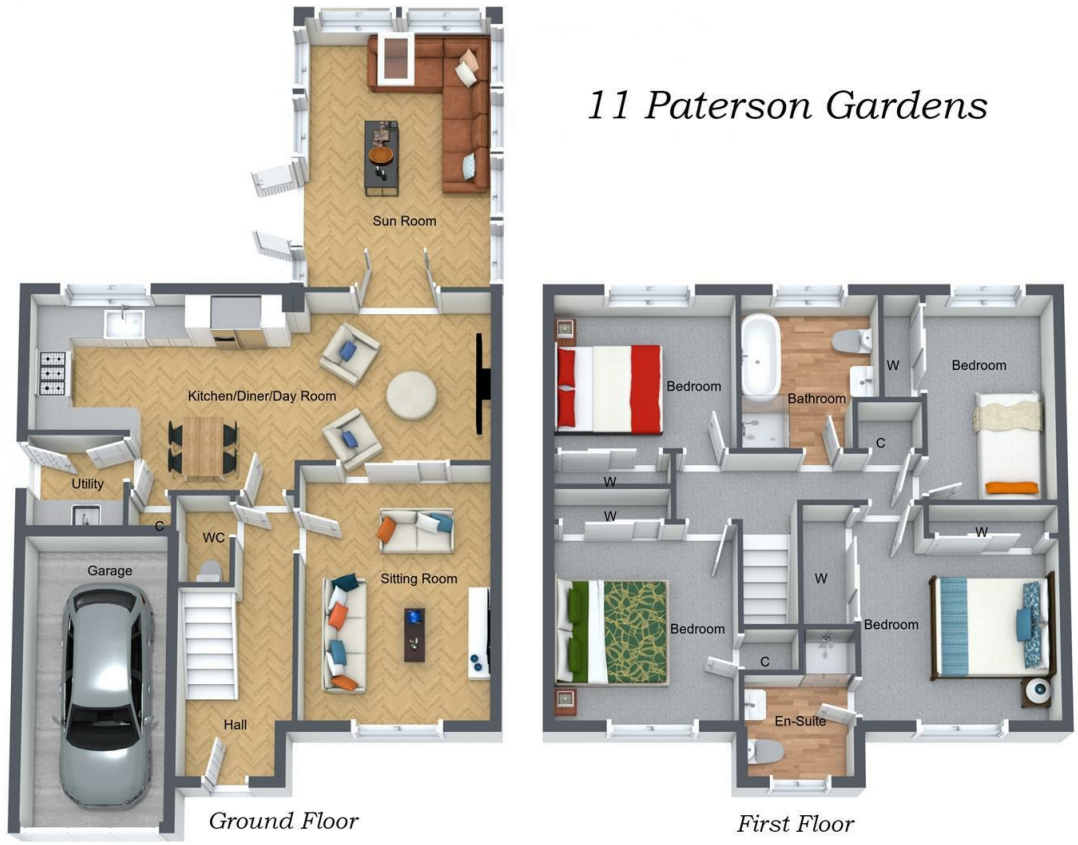
Viewings:
Strictly by appointment through Bannerman Burke Properties Ltd.

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.









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