BANNERMANBURKE
PROPERTIES LIMITED

Oaklands, 8 West Stewart Place, Hawick, TD9 8BH

Offers In The Region Of £200,000

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▪ LARGE VESTIBULE AND HALLWAY ▪ SITTING ROOM WITH HIGH CEILING AND INTRICATE CORNICING ▪ DINING ROOM ▪ KITCHEN ▪ BATHROOM ▪ TWO DOUBLE BEDROOMS ▪ GAS CENTRAL HEATING/DOUBLE GLAZING ▪ FRONT GARDEN AND REAR PATIO ▪ OFF STREET PARKING ▪ GARAGE

A rare opportunity to purchase this immaculately presented two bedroom ground floor villa, situated in a sought after area of town and conveniently placed for a wide range of local amenities. Full of character and charm, the property boasts many traditional features such as impressive high ceilings, intricate cornicing, tasteful décor, original tiled flooring and generously proportioned rooms, creating a wonderful sense of space throughout. Externally, the property further benefits from a private garden, garage and off street parking for two vehicles, with electric charging point. Early viewing is recommended to avoid missing out!

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

This stunning lower flat villa is entered from the front via a solid original door into a particularly welcoming and impressive vestibule and hallway.

Although sympathetically modernised over the years, this property has retained many traditional features, such as original tiled floor in the vestibule, intricate cornicing in many rooms and deep timber skirtings, along with beautiful high ceilings that create a lovely sense of space. A wonderful archway within the hallway is a particularly lovely feature, adding to the character and charm of this impressive entrance.

The substantial sitting room is located to the front of the property, featuring a large double glazed bay window overlooking the front garden. The original wooden mouldings around the windows are a lovely feature, complemented by high ceilings, deep timber skirtings and ornate cornicing. The main focal point of the room is the solid timber fire surround with log burning stove and exposed brickwork, set upon a granite hearth, creating a wonderful focal point and adding warmth and character to this beautiful room.

Tasteful décor continues throughout the property to the dining room and kitchen which are located to the rear. The dining room overlooks the rear patio via double glazed window and provides ample space for a dining table and chairs. This verstaile room is flexible in use with two open display shelves with storage below, central heating radiator and attractive ceiling light fitting.

From here there is access to the kitchen area where a door leads to the rear garden. There is a good range of floor and wall mounted units with ample work surface space and neutral coloured splashbacks. A stainless steel sink and drainer sits beneath the window that overlooks the rear garden area. The kitchen is well equipped with integrated single built in electric oven, warming drawer and microwave, along with two two-ring induction hobs. An integrated fridge freezer and large pull out larder cupboard completes this bright and airy space.

Both bedrooms are spacious double rooms enhanced by high ceilings and large double glazed windows. Beautifully decorated in neutral tones with carpet flooring, central heating radiators and attractive ceiling light fittings. Both rooms have built in wardrobes that provide excellent storage with hanging and shelving.

Finally, the 4pc stylish and contemporary bathroom comprises of a wash hand basin, WC, bath and shower enclosure with a chrome shower

supplied from the boiler. Tiled around the bathing areas in a neutral tile with tile effect vinyl flooring, central heating radiator and ceiling light fitting. A double glazed opaque window and chrome heated towel rail complete the space.

Room Sizes

SITTING ROOM 5.60 x 4.30
DINING ROOM 4.25 x 3.22
KITCHEN 4.76 x 2.17
BATHROOM 2.40 X 2.00
DOUBLE BEDROOM 4.25 x 3.32
DOUBLE BEDROOM 3.67 x 3.63

Externally

Oaklands benefits from off street parking for two vehicles, together with the added convenience of an electric vehicle charging point. The property also enjoys a lovely enclosed, low maintenance front garden, while to the rear is a garage with patio area and clothes drying facilities. The rear patio provides a pleasant spot to sit and enjoy lovely views over the bowling green.

Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and take a right onto West Stewart Place. The property lies on the left hand side, just after the bowling green.
What3words///dishes.calms.unsigned

Sales and Other Information

Fixtures and Fittings

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

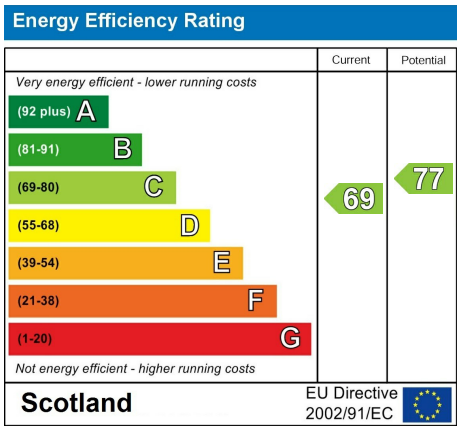
Services

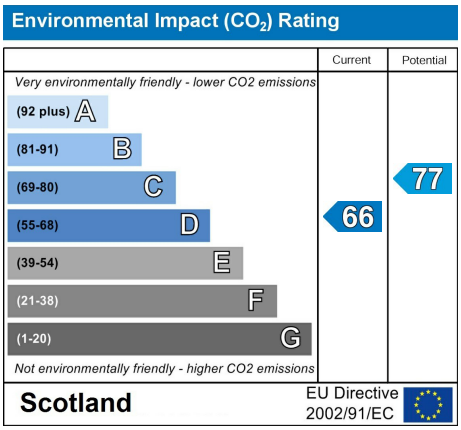
Mains drainage, water, gas and electricity. Electric charging point.

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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