BANNERMANBURKE
PROPERTIES LIMITED



Linhope Cottage Linhope, Hawick, TD9 0LW

Offers In The Region Of £200,000

3 1 1 E





Linhope Cottage Linhope, Hawick, TD9 0LW
Offers In The Region Of £200,000





▪ SITTING ROOM▪ LIVING ROOM/BEDROOM 3▪ KITCHEN ▪ SHOWER ROOM▪ 2 FURTHER DOUBLE BEDROOMS▪ CONSERVATORY ▪ OUTBUILDINGS AND CAR PORT▪ LARGE GARDEN▪ STUNNING VIEWS ▪ COUNTRYSIDE SETTING

Early viewing is recommended of this detached three bedroom property, occupying generous grounds within a beautiful countryside setting and enjoying stunning open views towards the surrounding hills. The property offers excellent potential for those looking for a renovation project, with spacious garden grounds incorporating a large lawn area, decking and a substantial workshop, together with off street parking. Although requiring modernisation and renovation throughout, the property benefits from oil fired central heating and a high degree of privacy, offering an exciting opportunity to create a lovely home in an enviable rural setting.

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

There is gated access to Linhope Cottage, where off street parking is available. Entered from either side of the property, the accommodation consists of two public rooms, with one offering the possibility of a third bedroom, kitchen, conservatory and shower room on the ground floor, and two bedrooms on the upper level.
Entering to the front via the vestibule, a timber door leads through to the main hallway, with access to the sitting room, living room/third bedroom and timber stairs to the upper level. A good sized cupboard also offers storage here. The main sitting room offers triple aspect windows and a log burning stove sits on a slate hearth, providing a focal point in the room. Also from the hallway, the living room/third bedroom has lovely views over the garden and surrounding countryside and also has a fireplace. Both rooms have access to the rear hallway, leading down to where the kitchen and shower room are located. The shower room comprises a walk in shower enclosure with shower run from the boiler, WC, wash hand basin and chrome heated towel rail.
The kitchen also benefits from lovely views via the double aspect windows and has a good range of floor and wall mounted units and ample work surface space. There is an integrated single built in electric oven and four burner ceramic hob, along with space and plumbing for a washing machine. A door from here leads into the conservatory.
The conservatory is fully double glazed, with double doors leading to an area of decking, and offers stunning views of the surrounding Borders countryside. A log burning stove is also a great advantage.
The upper level offers two double bedrooms, one with

an open fireplace and the other offering built in wardrobes. Eaves storage is available from the upper landing.

Room Sizes

SITTING ROOM 5.10 x 4.50
LIVING ROOM/BEDROOM 3.70 x 4.85
KITCHEN 4.15 x 2.88
CONSERVATORY 4.30 x 4.88
SHOWER ROOM 2.40 x 1.65
BEDROOM 3.88 x 3.78
BEDROOM 3.40 x 3.70

Externally

The property benefits from a large gated garden, bounded by fencing and offering lovely views towards the surrounding hills. The garden includes a car port, outbuildings, decking and an area of artificial grass. A river runs along the bottom of the garden, adding to the appeal of the outdoor space.

Directions

Heading south from Hawick on the A7 continue on for around 10 miles. A parking layby on the left sits in front of the property.
what3words///whistling.inquest.ranch

Sales & Other Information

Fixtures & Fittings

N/A - sold as seen

Services

Mains electricity, oil central heating, private water, septic tank drainage,











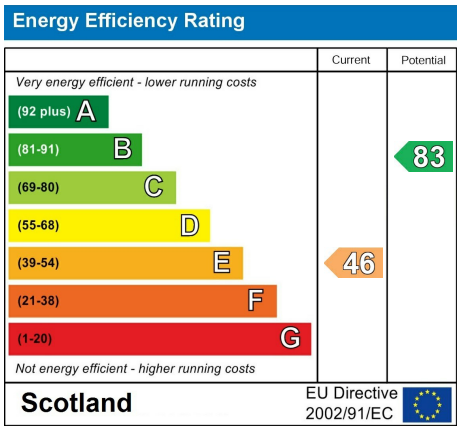


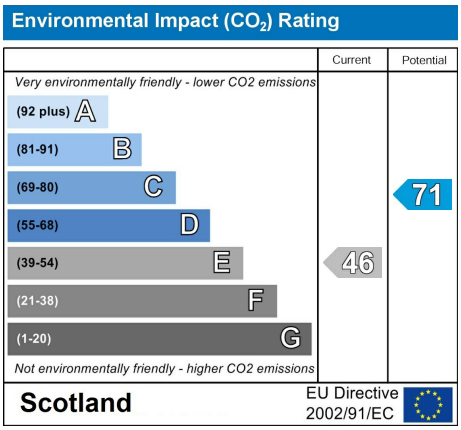
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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







Linhope Cottage





Important:
You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.