BANNERMANBURKE
PROPERTIES LIMITED



52 Princes Street, Hawick, TD9 7EE

Offers In The Region Of £125,000

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

Situated in a convenient location, this appealing two bedroom mid terraced split level home offers an excellent opportunity for a range of buyers. The property benefits from a private rear garden and provides well proportioned accommodation with excellent storage options. Ideally positioned for easy access to the town centre, everyday shopping facilities and regular bus services, the property would suit first time purchasers, those seeking a more manageable home or buy to let investors. Viewing is strongly advised to fully appreciate what is on offer.

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

Entered via a double glazed UPVC door, the split level hallway provides access down to the living accommodation and up to the bedrooms and shower room. A cupboard on the split level landing houses the Vaillant combination boiler and provides useful storage.

A carpeted staircase leads down to the sitting/dining room and kitchen. The sitting room spans the length of the property and is light and bright, with windows to both sides allowing plenty of natural light in. There is ample room for both living and dining furniture. The room is finished with two ceiling light fittings, a central heating radiator, neutral décor and carpet to the floor.

The recently installed kitchen offers a good range of floor and wall mounted units, complemented by laminate work surfaces which continue up to form splashback areas. Integrated appliances include an electric oven, microwave, hob with hidden extractor fan over, fridge freezer and washing machine. A stainless steel sink with drainer and mixer tap is positioned beneath a large window, allowing plenty of natural light into the room while offering lovely views to the front. Recessed ceiling spotlights, laminate flooring and neutral décor complete the space. Also on the lower level is a spacious storage cupboard.

The upper landing provides access to the two double bedrooms and shower room. There are also two further cupboards offering plenty of storage, along with an access hatch to the roof space above.

Both bedrooms are generously proportioned doubles, with one enjoying lovely views to the front and the other overlooking the rear garden. Both are decorated in neutral tones and feature carpeted flooring, ceiling light fittings and central heating radiators.

The shower room has been recently refurbished and finished with low maintenance, neutral toned shower boarding throughout. The suite comprises a large walk in shower with thermostatic shower, WC and wash hand basin set within vanity furniture, with a wall mounted mirror above. Further features include a chrome heated towel rail, recessed ceiling spotlights and a large opaque window which allows plenty of natural light into the room.

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
To the rear, a private garden offers lawn with clothes drying facilities and flower beds with mature roses and shrubs.

Directions
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.
what3words///swordfish.pram.home

Sales & Other Information

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

Services
Mains water, drainage, gas & electricity.









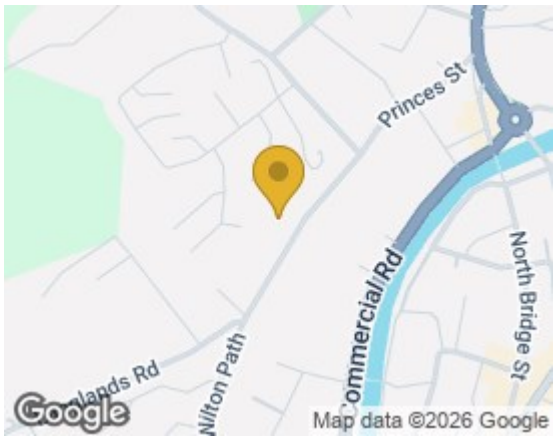


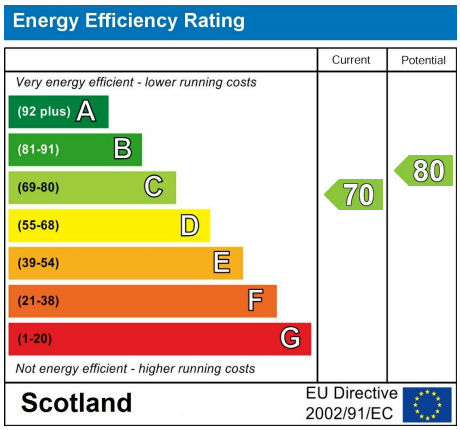


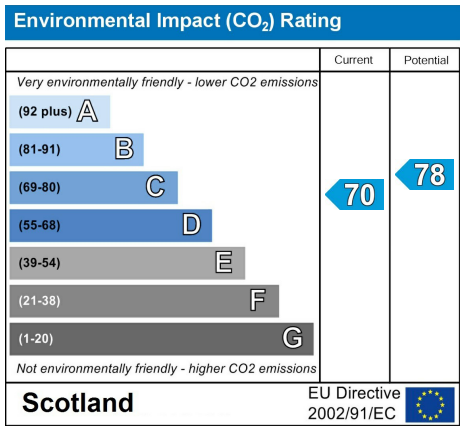
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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







52 Princes Street



Entry & Lower Level



Upper Level

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