



# BANNERMANBURKE

PROPERTIES LIMITED



**53 Ramsay Road, Hawick, TD9 0DN**

**Offers In The Region Of £85,000**





# 53 Ramsay Road, Hawick, TD9 0DN

## Offers In The Region Of £85,000



■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ FRONT AND REAR GARDENS ■ OFF STREET PARKING ■ EPC RATING C

We are delighted to offer for sale, this ground floor two bedroom quarter house with off street parking, and private front and rear gardens. Located in the popular West End area of town, the property is located on a good bus route to the town centre and all local amenities. This is an ideal first time buy, downsize or buy to let opportunity.

### 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 a UPVC door into the entrance hall where all accommodation is accessed. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. A large understairs cupboard provides good storage.

To the front is the sitting room with double glazed windows overlooking the front garden. This spacious room is decorated in neutral tones with laminate flooring, central heating radiator, ceiling light and a cupboard for storage.

The kitchen is located to the rear with a double glazed window overlooking the rear garden and a double glazed door providing access out. Good range of floor and wall units with ample work surface space and tiling to splashback areas. Single bowl stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and space for a free standing fridge freezer. Central heating and tiled flooring.

Both bedrooms are double rooms, one to the front of the property and one to the rear. Both with double glazed windows, central heating radiators and ceiling lights.

Finally the shower room comprises of a 3pc suite of wash hand basin, WC and shower enclosure with thermostatic shower, run off the boiler. This space is finished with laminate flooring and central heating radiator.



## Room Sizes

SITTING ROOM 4.93 x 3.56

KITCHEN 3.39 x 2.15

BEDROOM 3.54 x 3.36

BEDROOM 3.61 x 2.55

SHOWER ROOM 2.13 x 1.53

## Externally

The property offers excellent outdoor space, including off street parking, a low maintenance front garden, and a rear garden featuring a lawn and patio area (accessed from the door from the kitchen or side of the property).

## Directions

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From Rosebank Road, take a left onto Renwick Terrace and right onto Ramsay Road. 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](mailto: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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	74	77
Scotland	EU Directive 2002/91/EC	

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