



BANNERMANBURKE

PROPERTIES LIMITED



21 Ettrick Terrace, Hawick, TD9 9LJ
Offers In The Region Of £70,000



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■ VESTIBULE ■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ LARGE DOUBLE BEDROOM ■ BATHROOM ■ FRONT AND REAR ACCESS ■ LOW MAINTENANCE GARDEN AND OUTHOUSE ■ EPC RATING C

We are delighted to bring to market this attractive ground floor one bedroom property, set in the highly sought after Terraces area of town. Presented in excellent order, the home benefits from both front and rear access, front garden, and outhouse to the rear. Fully double glazed with gas central heating, this property is offered furnished and is ideally suited to first time purchasers, those looking for a downsizing opportunity, or a sound rental investment.

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 its 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

Entering the property from the front, a solid timber door opens into a vestibule. Here, the electric meter and switch gear are positioned at a high level, and there are coat hanging facilities for convenience, tile to floor and central spotlight. Tasteful décor continues from here through to the hallway with lovely karndean flooring and lighting within the skirting boards adding a lovely

feature. From the hallway, there is access to the bedroom, shower room, and the sitting room, which is located to the rear. This generously sized living space features a large double glazed window that allows natural light in. Decorated in warm tones with carpeted floor, the room is comfortable while offering ample space for furniture. The main focal point is a wall mounted gas fire, set beneath a purpose built recessed unit with a feature stone wall housing the TV. Additional highlights include deep skirting boards, cornicing, recessed ceiling spotlights, and attractive panelling around the window area. A convenient storage cupboard is also located here, along with access to the kitchen. The stylish and contemporary kitchen, situated at the rear of the property, boasts a range of floor and wall mounted units with ample worktop space. Well equipped with an integrated double electric oven, five burner gas hob, under counter fridge and freezer, and plumbing for a washing machine. Two double glazed windows provide plenty of natural light, and a door leads out to the rear. The room is freshly decorated, with tiled flooring and recessed ceiling spotlights. The Glow Worm combination gas boiler is neatly housed in a cupboard. To the front of the property, the generous double bedroom features a large double glazed window overlooking the front garden. The room is panelled in wood with integrated furniture, including a wardrobe, drawers, and bedframe, which are all included in the sale. An Edinburgh press cupboard houses the gas meter and provides additional shelving. Picture wall lights create cosy ambient lighting, while the original wood flooring adds character. The modern shower room is fitted with a shower enclosure fed directly from the boiler, with contemporary shower boarding. A WC and wash hand basin complete the suite. Fully tiled in an attractive tile, this stylish room benefits from mood lighting, a chrome heated towel rail, and an illuminated mirror.

Room Sizes

Vestibule 1.08 x 1.53
Hallway 3.63 x 1.06
Sitting Room 4.38 x 3.91
Kitchen 3.59 x 2.46
Bedroom 4.40 x 3.94
Shower Room 2.17 x 1.38

Externally

A garden to the front of the property is laid with chippings, offers clothes drying facilities and is bordered with shrubs and flowers. To the rear is a handy outhouse offering good storage has the benefit of light.

Directions

From the roundabout at Morrisons, take the exit onto Linden Crescent and follow the road up to St Ninians Road, take a right onto Yarrow Terrace and the property is on the right side of this road on Ettrick Terrace.

what3words///clean.joystick.townhouse

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and furniture (as shown) 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. 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:

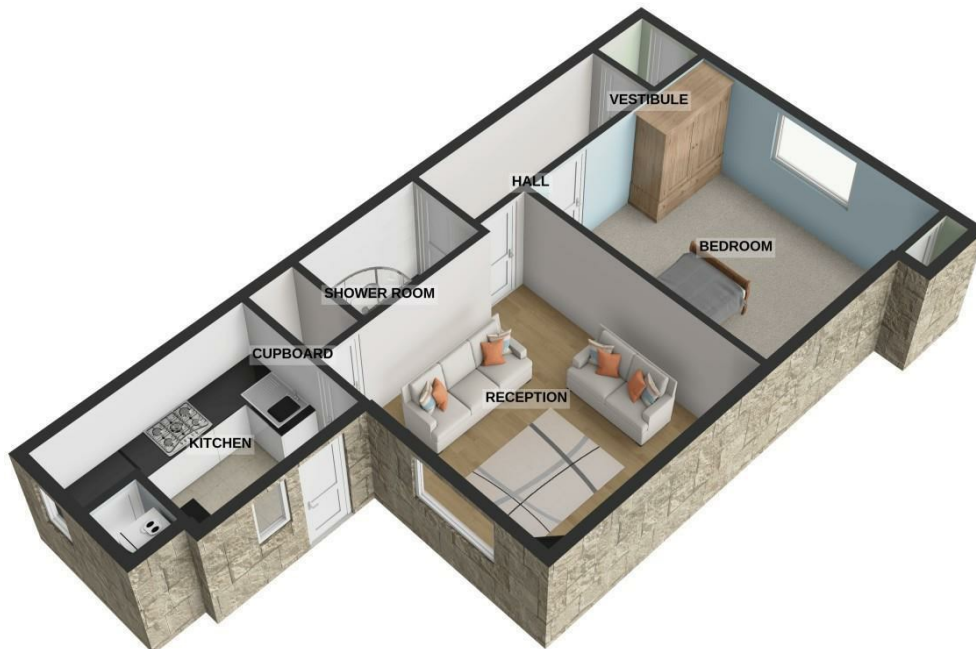
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



21 ETRICK TERRACE, HAWICK

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