



# BANNERMANBURKE

PROPERTIES LIMITED



**Craigard, 14C Wilton Hill Terrace, Hawick, TD9 8BE**

**Offers In The Region Of £235,000**



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## Offers In The Region Of £235,000



- SITTING ROOM ■ KITCHEN ■ DINING ROOM ■ CONSERVATORY ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ DRIVEWAY ■ TWO outhouses ■ FRONT AND REAR GARDENS

Early viewing is highly recommended for this attractive detached two bedroom bungalow, benefitting from a driveway providing off street parking, a front garden, and a private enclosed rear garden. Situated in the popular Wilton Hill area of town, the property offers well appointed and versatile accommodation, including a separate dining room and conservatory. An ideal choice for those looking to downsize or for a first time family home.

### 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

The property is entered from the front via a double glazed door into the entrance hall which provides access to all accommodation. Two large cupboards provide great storage and an access hatch leads to a large attic. Central heating radiator, two ceiling lights and wall mounted thermostat controller.

To the front, there is a spacious living room with double glazed windows overlooking the front garden. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. The main focal of the room is the Fyfestone fireplace with electric fire and marble hearth.

A bright and spacious kitchen is located to the rear with double glazed windows allowing lots of natural light through. Well equipped with integrated double oven, four burner hob, fridge freezer, dishwasher and washing machine and a good range of floor and wall units with ample work surface space. A double glazed door provides access to the side of the property.

To the rear of the property is a generous, light filled conservatory, accessed via the dining room and offering lovely views across the garden. Fully double glazed, it has the benefit of wall lighting and a central heating radiator, making it a comfortable space year round. Double doors lead through to the dining room, which is flexible in use, with carpet flooring, central heating radiator and ceiling light.

Both bedrooms are double rooms with built in wardrobes providing hanging and shelving and double glazed windows allowing lots of natural light through. This gem must be viewed to fully appreciate.

### Room Sizes

SITTING ROOM 5.25 x 3.70

KITCHEN 3.70 x 3.00

DINING ROOM 3.00 x 2.65

CONSERVATORY 4.00 x 3.87

BEDROOM 3.70 x 3.55

BEDROOM 3.70 x 3.55

SHOWER ROOM 2.70 x 1.80

## Externally

Craigard benefits from off street parking in the form of a driveway and two outhouses for storage. The front garden is low maintenance and there is gated access on both side of the property to the rear garden. The rear garden is a mix of lawn, patio and mature trees and shrubs and is enclosed to allow for privacy. External lighting and water is also beneficial.

## Directions

What3words/////navy.enormous.asterisk

From Wilton Hill (A7) heading north, take a right onto Wilton Hill Terrace and follow the road around to the left. 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			
<b>Scotland</b>		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			
<b>Scotland</b>		EU Directive 2002/91/EC	

**Craigard, Hawick**



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