



# BANNERMANBURKE

PROPERTIES LIMITED



**15/5 Trinity Street, Hawick, TD9 9NR**

**Offers In The Region Of £57,500**



# 15/5 Trinity Street, Hawick, TD9 9NR

## Offers In The Region Of £57,500



■ HALLWAY ■ KITCHEN/LIVING ROOM ■ MASTER BEDROOM ■ SHOWER ROOM ■ TWO FURTHER BEDROOMS ■ GREAT STORAGE ■ GAS CH/DG ■ COMMUNAL REAR GARDEN ■ PRIVATE outhouse ■ EPC RATING D

Viewing comes recommended of this spacious three bedroom double upper flat, located just a short walk to the town centre and all local amenities. Great rental investment, having been rented out successfully for a number of years. Presented for sale in very good order, benefitting from gas central heating and double glazing and a well maintained shared garden to the rear with lawn and clothes drying facilities.

### 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

Entered from the top floor into the hallway which provides access to the living room and kitchen, double bedroom and shower room and carpeted stairs lead up to the upper level where two further bedrooms and storage room is located. Storage cupboard in hallway.

The open plan kitchen and living room is nice and bright, with double glazed windows overlooking the rear of the property and skylight. Ample floor and wall mounted units with black marble effect work surfaces and tiling to splashback areas. Integrated single electric oven and four burner gas hob with stainless steel extractor fan above. Space for free standing fridge freezer. The living room is a good size with ample space for furniture. Laminate flooring.

The master bedroom is located to the front with double glazed window overlooking Trinity Street. Freshly decorated in white with carpet flooring, high ceilings and storage cupboard.

To the front also is the shower room which comprises of a 3pc suite of wash hand basin, WC and double walk in shower enclosure with electric shower and shower boarding. A large cupboard in here has space and plumbing for a washing machine and provides additional storage.

The upper level houses two further bedrooms with double glazed/Velux windows and a large walk in storage room providing excellent additional storage. A second storage cupboard houses the combination gas boiler.

## Room Sizes

Kitchen/Living Room - 4.60 x 4.30

Master Bedroom - 3.31 x 3.76

Bedroom 2 - 4.01 x 2.48

Bedroom 3 - 4.01 x 2.33

Shower Room - 2.65 x 2.09

## Externally

To the rear of the property is a very well maintained communal garden with lawn with shrubbed borders and clothes drying facilities. Private outhouse for storage.

## Sales and other information

### Fixtures and Fittings

All carpets, floor coverings, integrated appliances and light fittings 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.

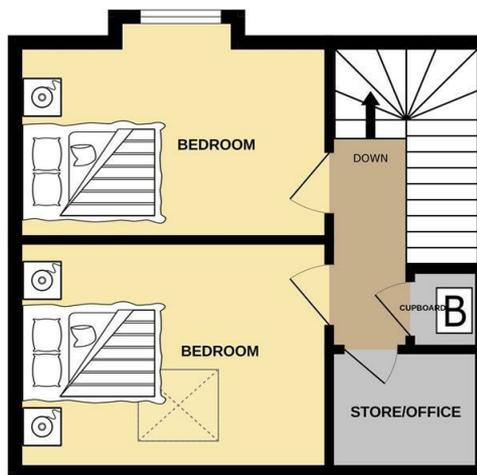
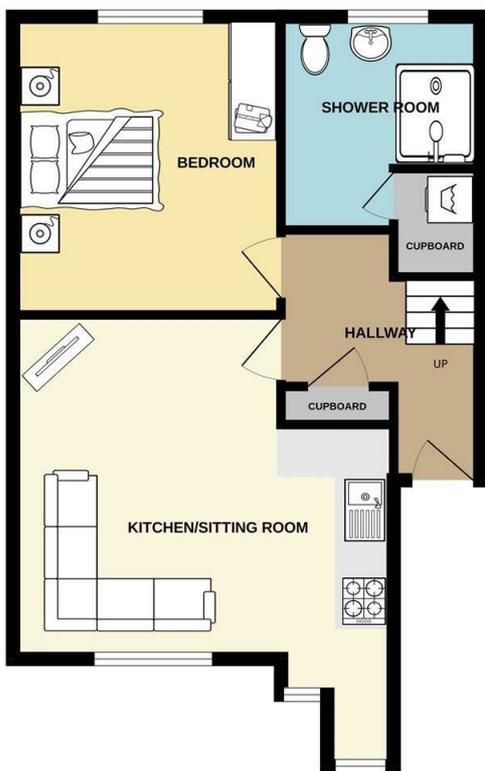


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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

LOWER FLOOR

UPPER FLOOR



15/5 TRINITY STREET, HAWICK

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