



BANNERMANBURKE

PROPERTIES LIMITED



5 Langlands Road, Hawick, TD9 7EF

Offers Over £230,000



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- SITTING ROOM ■ SUN ROOM ■ DINING ROOM ■ LARGE KITCHEN ■ UTILITY ROOM AND WC ■ THREE EN SUITE DOUBLE BEDROOMS ■ SINGLE BEDROOM ■ GARDENS AND PATIOS ■ DRIVE AND DOUBLE GARAGE ■ EPC RATING D

Viewing is essential to appreciate this substantial detached four bedroom family home situated in an elevated position with stunning views over the town. Benefits from private and secluded garden grounds, off street parking to the rear and a large double garage/workshop. Internally the property offers spacious and versatile accommodation with sitting room, sun room, dining room, kitchen, cloakroom and utility on the ground floor. The upper levels house three en suite double bedrooms and a single bedroom.

Hawick

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.

Hawick Distances

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

Deceptively spacious detached four bedroom dwelling house with lovely open views to the front over the town. Low maintenance paved and chipped gardens to the front, side and rear and there is a large double garage with electric doors to the rear and off street parking. Internally the property offers an abundance of living space with three large public rooms and a spacious kitchen. The upper levels house three en suite bedrooms and a forth bedroom or home office. There is gas central heating, double glazing and excellent storage facilities. French doors out to a rear patio from the master bedroom are a pleasing feature.

Room Sizes

- Vestibule 1.00 x 1.23
- Hallway 2.54 x 1.80
- Sitting Room 3.86 x 6.68
- Sun Room 5.79 x 3.24
- Dining Kitchen 5.53 x 3.83
- Dining Room 3.76 x 5.55
- Utility Room 1.75 x 3.80
- WC 1.75 x 1.50
- Master Bedroom 5.32 x 3.77
- En-Suite 1.87 x 2.71
- Double Bedroom 4.18 x 3.28
- En-Suite 1.63 x 2.54
- Double Bedroom 4.34 x 3.69
- En-Suite 3.37 x 1.16
- Single Bedroom 2.50 x 2.03

Externally

There are low maintenance chipped and paved patios to either side of the property and an external outhouse. Steps to the side lead up to the double garage (with power and light) and there is an area of rear garden, parking and drive.

SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electric.



Offers:

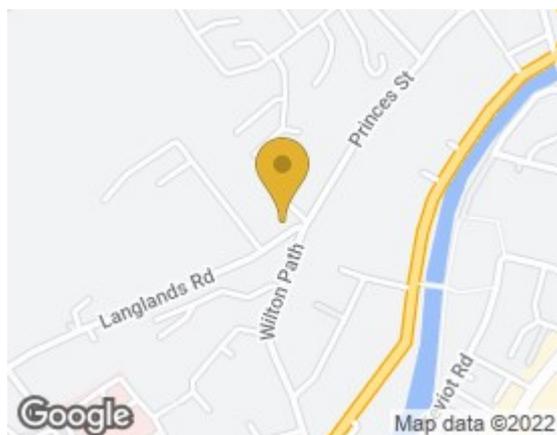
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

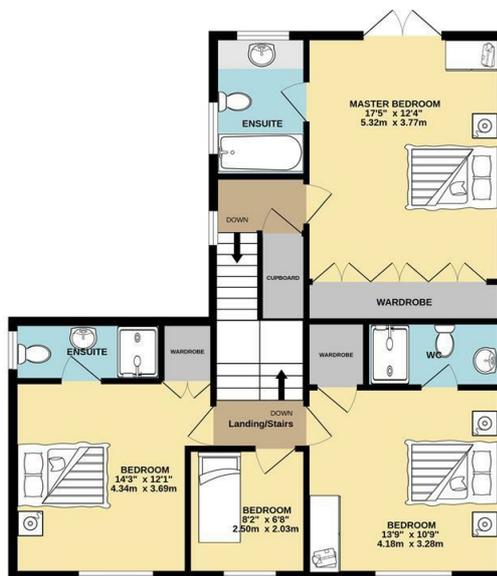
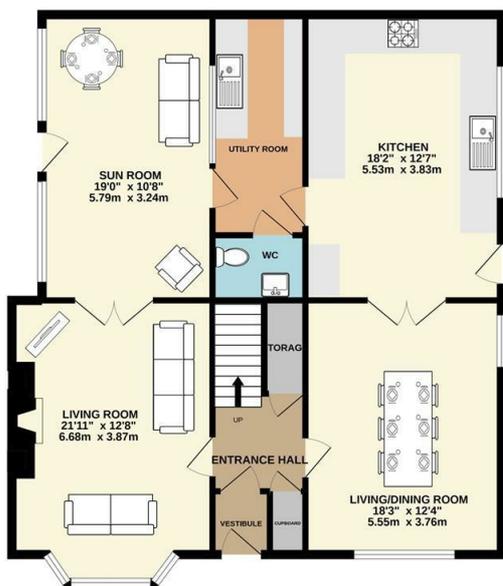


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



5 LANGLANDS ROAD, HAWICK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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