



BANNERMANBURKE

PROPERTIES LIMITED



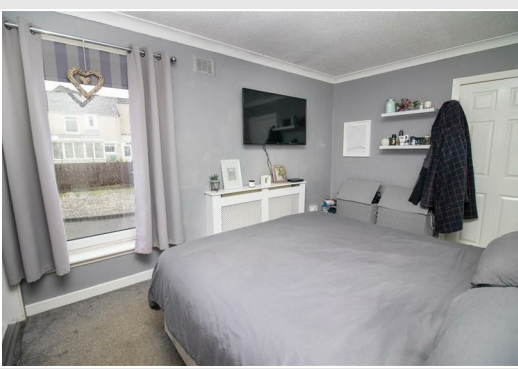
5 Hugh Mcleod Place, Hawick, TD9 7QJ

Offers In The Region Of £145,000



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■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ CONSERVATORY ■ 3 DOUBLE BEDROOMS ■ BATHROOM ■ WC ■ ENCLOSED REAR GARDEN WITH SUMMER HOUSE INCLUDING BAR ■ GREAT LOCATION WITH COUNTRYSIDE VIEWS ■ EPC RATING D

We are delighted to bring to market this spacious three bedroom family home situated in the highly sought after Stirches area of town, enjoying open countryside views directly to the rear. The home offers three double bedrooms, a bright conservatory, and a private, enclosed rear garden. The garden features a substantial summer house complete with bar, making it ideal for entertaining and outdoor living. Further benefiting from gas central heating, double glazing, and a log burning stove, this versatile property is ideal for families, rental investors, or those looking to downsize. Close to two primary schools and situated on a good bus route into town, it offers both comfort and accessibility.

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

Entering the property via a uPVC glazed front door, you arrive at a split level entrance hall. The entrance is finished in grey décor with vinyl flooring, with carpeted stairs leading to both the upper and lower levels. The hall benefits from a central heating radiator, smoke alarm, ceiling light fittings, and a useful WC at this level. The WC includes a wash hand basin, central heating

radiator, and opaque window to the front. A cupboard housing the Worcester boiler is located on this level also.

Stairs lead down to the lower level where the main living accommodation is located. The lower hallway provides additional storage with a cupboard offering coat hanging facilities and general storage.

The sitting room spans the full length of the property and offers ample space for a range of furniture. The focal point of the room is the log burning stove with brick surround, timber mantle, and tiled hearth. The room is decorated in blue tones with a feature wallpaper and laminate flooring, and benefits from two ceiling light fittings, a central heating radiator, and access through to both the kitchen and conservatory.

The kitchen is positioned to the rear of the property and enjoys views across the garden and countryside via a double glazed window. A good range of cream wall and base units wrap around the room, complemented by wooden worktops. Integrated appliances include two ovens and a microwave, along with a five burner gas hob and chimney style cooker hood. There is a one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, and space for an American style fridge freezer. Blue tiling forms the splashback and continues to ceiling height.

Accessed from the sitting room, the conservatory provides a useful additional reception space, ideal for enjoying the garden or for everyday practical use. It benefits from wall lights, a central heating radiator, and double doors opening out to the rear garden. The room is finished with vinyl flooring.

The upper level is where the three double bedrooms and family bathroom are located. There is also a generous storage cupboard and access to the roof space, which benefits from lighting.

The main bedroom is positioned to the front of the property and features a double glazed window, central heating radiator, ceiling light fitting, and wall fixings for a TV. Open shelving and hanging space provide practical storage. The room is decorated in neutral tones with a feature wall and carpeted flooring.

The remaining two double bedrooms are located to the rear and enjoy pleasant views over the garden and countryside beyond. Both rooms feature double glazed windows, vinyl flooring, ceiling lights, and central heating radiators, with one bedroom further benefiting from built in wardrobes.

The family bathroom is also positioned to the rear and includes an opaque double glazed window. This room comprises a shower bath with electric shower over, WC, and wash hand basin set within vanity furniture, complemented by a chrome heated towel rail. Shower boarding surrounds the bathing area for ease of maintenance, with the remaining walls tiled to full

height. Vinyl flooring and a ceiling light complete the space. This property offers excellent family accommodation and should be viewed to fully appreciate.

Room Sizes

- SITTING ROOM 6.11 x 3.50
- KITCHEN 2.97 x 3.60
- CONSERVATORY 3.05 x 3.75
- WC 1.60 x 1.50
- BEDROOM 2.87 x 3.97
- BEDROOM 3.35 x 3.05
- BEDROOM 3.20 x 3.30
- BATHROOM 2.40 x 2.60
- SUMMER HOUSE 5.00 x 5.00

Externally

The rear garden is spacious, mainly laid to patio and designed for entertaining, with a built in BBQ and outdoor bench seating. A large summer house with bar, complete with power and lighting, provides the perfect space for social gatherings. A rear gate opens onto a lovely walkway beside a stream and the open countryside views. To the front of the property there is an outbuilding, along with a log store, external tap, and power source, offering excellent practicality and storage. Ample on street parking is also to the front.

Directions

Entering Hawick on the A7 from the north, take a right on to Guthrie Drive and take the third exit onto Hugh Mcleod Place and then left again where the property is on the left.
what3words ///daffodils.tallest.infringe

Sales & Other Information

Fixtures & 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. 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 | | |
| | 60 | 75 |
| Scotland | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | |
| | 60 | 73 |
| Scotland | EU Directive 2002/91/EC | |

5 Hugh McLeod Place



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