



BANNERMANBURKE

PROPERTIES LIMITED



3/2 Waverley Terrace, Hawick, TD9 9JT

Offers In The Region Of £100,000



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- LIVING ROOM ■ KITCHEN ■ 2 DOUBLE BEDROOMS ■ BATHROOM ■ PRIVATE GARDEN AND 2 OUTHOUSES ■ CLOSE TO TOWN CENTRE ■ LOVELY VIEWS ■ EPC RATING C

Situated in the ever popular Terraces area and within easy walking distance of the town centre and local amenities, this attractive two bedroom double upper is a must see! The property benefits from fantastic views over the town as well as gas central heating, double glazing, a private garden and two external outhouses. Presented in excellent decorative order throughout, and in walk in condition, the property would appeal to first time buyers, those looking to downsize, or investors seeking a strong rental opportunity.

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

The property is entered from the front via a timber and glazed door into the entrance hallway. A carpeted staircase with timber handrail leads to the upper level, while an understairs cupboard which benefits from light, provides excellent storage with coathooks, shelving and houses the electric meter and switch gear.

The sitting room is a bright and well proportioned space, enjoying open outlooks over the town through two double glazed windows. Finished in neutral décor with carpet flooring, the room features a central focal point in the form of a timber fire surround with marble back and hearth and an electric fire inset. Additional storage is provided by a recessed display area with cupboard below.

The kitchen is fitted with a good range of floor and wall mounted units complemented by black marble effect work surfaces and tiled splashback areas. There are two double glazed windows providing excellent natural light, along with a double built in electric oven, five burner gas hob and integrated wine racks. Space is available for a fridge freezer and there is plumbing for a washing machine. The kitchen is finished in neutral tones with black tiled effect laminate flooring and a one and a half bowl stainless steel sink with mixer tap.

The upper landing offers further storage via a cupboard and is fitted with carpet flooring, ceiling light and smoke alarm.

There are two generously sized double bedrooms, both presented in neutral tones with carpeted flooring. One enjoys attractive views over the town, while both benefit from built in storage providing hanging and shelving space.

The bathroom is located to the front of the property and features a three piece suite comprising wash hand basin, WC and bath with chrome shower fed from the combination boiler. The room is fully tiled in neutral tones with tiled flooring and includes a chrome heated towel rail. A built in cupboard houses the Vaillant combination gas boiler and provides additional storage.

Room Sizes

Sitting Room 4.00 x 4.80

Kitchen 2.85 x 3.60

Bedroom 3.00 x 4.75

Bedroom 2.95 x 4.24

Bathroom 2.45 x 2.65

Externally

The property benefits from a garden to the front which is laid to lawn and offers clothes drying facilities. Two private integrated outhouses are located at ground level.

Directions

Heading west on Hawick High Street, take a left onto O'Connell Street and follow the road up and around, take a left onto Lock Park Road then left again onto Park Street, turn right at the top of the road and Waverley Terrace is on the left as you round the corner and the property is on the left.

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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 | 71 | 74 |
| (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 | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (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 | |

3/2 Waverley Terrace



First Floor



Upper Floor

Important:

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