BANNERMANBURKE
PROPERTIES LIMITED



26 Orchard Terrace, Hawick, TD9 9LX

Offers In The Region Of £260,000

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▪ SITTING ROOM WITH LOG BURNING STOVE▪ KITCHEN▪ LIVING/DINING ROOM WITH GAS FIRE ▪ BATHROOM▪ SHOWER ROOM▪ FOUR DOUBLE BEDROOMS ▪ PRIVATE FRONT & REAR GARDEN WITH PATIO AREAS AND SUMMER HOUSE▪ CELLAR▪ STUNNING VIEWS ▪ EPC RATING C

We are delighted to bring to the market this stunning period property, situated on the sought after Orchard Terrace in Hawick. Offering spacious and beautifully presented accommodation, the property boasts two elegant reception rooms, four double bedrooms, floored attic, cellar and attractive front and rear gardens. The gardens feature patios, lawned areas, fruit trees and a summer house, all perfectly positioned to take full advantage of the wonderful elevated views across the town. Combining charming period features with generous living space, this impressive property offers the perfect setting for family life. Early viewing is highly recommended to fully appreciate all that this beautiful home has to offer.

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 worldwide 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 through a solid timber front door into a welcoming entrance vestibule, where attractive period features immediately set the tone. Decorative tiled flooring, cornice detailing and a timber and glazed door with matching side panels lead through to the spacious hallway. A cupboard houses the electric meter and switchgear, with coat hanging facilities also available.

The hallway continues the character of the property, boasting impressive ceiling heights, solid timber doors with decorative architraves and a beautiful solid wood staircase. Finished in neutral tones with laminate flooring, it provides access to the main reception rooms and family bathroom.

The sitting room is a particularly inviting space, featuring a recently installed multi fuel stove set on a slate hearth with brick backdrop and solid timber mantle. A large bay window overlooks the front garden and enjoys lovely views across the town. Further features include carpeted flooring, detailed cornicing, recessed display shelving and an attractive ceiling light fitting.

The family bathroom is fitted with a bath and shower over, wash hand basin set beneath the window with useful storage below, and WC. The room is finished with vinyl flooring.

To the rear, the dining/living room offers a generous and versatile space, with laminate flooring and a welcoming feel. A gas fire set within a black tiled hearth and backdrop, complemented by a solid wood surround, provides an attractive focal point. A recessed sideboard and cupboard offer useful storage, while the rear facing window enjoys views towards the garden.

A door from here leads through to the kitchen, which offers a good range of wall and floor units topped with solid timber work surfaces. The Belfast sink features a mixer tap and traditional drainer grooves carved into the worktop. There's a four burner gas hob with chimney style cooker hood over and tiled splashback, integrated electric oven and space and plumbing for a washing machine, together with space for a freestanding fridge freezer. Double aspect windows to the side and rear provide plenty of natural light and lovely garden views.

A door from the kitchen leads into a useful side porch, accessed via a double glazed opaque door and offering an additional external entrance and space for shoe storage.

From the hallway, the beautiful solid timber staircase rises to a bright upper landing, where an impressive window to the side allows natural light to flood the space and provides lovely views. A small hallway at the turn of the stairs gives access to a bedroom and shower room. This bedroom is currently utilised as a home office, making it ideal for those working remotely, although it would equally serve as a fourth bedroom if required. Double aspect windows to the side and rear provide excellent natural light, complemented by neutral décor and carpeted flooring. The adjoining shower room comprises an electric shower within an enclosure, WC and wash hand basin, with vinyl flooring.

The upper landing provides access to three further bedrooms and a storage cupboard which also gives access to the attic via built in steps. This offers excellent additional storage, with lighting, power, carpeted flooring, a large Velux window and useful eaves storage.

Two of the bedrooms are positioned to the front, enjoying large windows with attractive views across the town. Both benefit from carpeted flooring, with one also featuring recessed shelving.

The impressive principal bedroom is situated to the rear and offers generous proportions, with neutral décor, carpet to floor and a large window overlooking the garden. A good range of built in wardrobes, incorporating both hanging space and shelving, provides excellent storage.

Room Sizes
Sitting Room 4.13 x 4.72
Kitchen 5.52 x 2.29
Dining/Living Room 5.53 x 3.34
Bathroom 2.08 x 2.72
Bedroom 3.30 x 4.00
Bedroom 2.42 x 4.00
Bedroom 6.84 x 3.07
Bedroom 3.85 x 2.36
Shower Room 1.46 x 2.59

Externally
The front garden features an area of lawn, complemented by low maintenance shrubs and trees. Steps lead to a welcoming patio at the entrance, with side access to the rear garden and cellar, which provides excellent storage and houses the Vaillant boiler. The attractive rear garden offers several thoughtfully arranged areas for relaxation and entertaining. A patio sits directly behind the kitchen, complete with an external power supply. Steps lead to a charming summer house beneath an apple tree, followed by a further patio area, garden shed and gated access onto Braid Road, providing an ideal starting point for local countryside walks. Mature trees and established shrubs add privacy, character and seasonal colour, creating a delightful outdoor space to enjoy throughout the year.

Directions
Heading West on Hawick High Street take a left after the Town Hall onto Cross Wynd and continue straight on to Wellogate Brae. Take a left at the top onto Orchard Terrace and the property is on the right.
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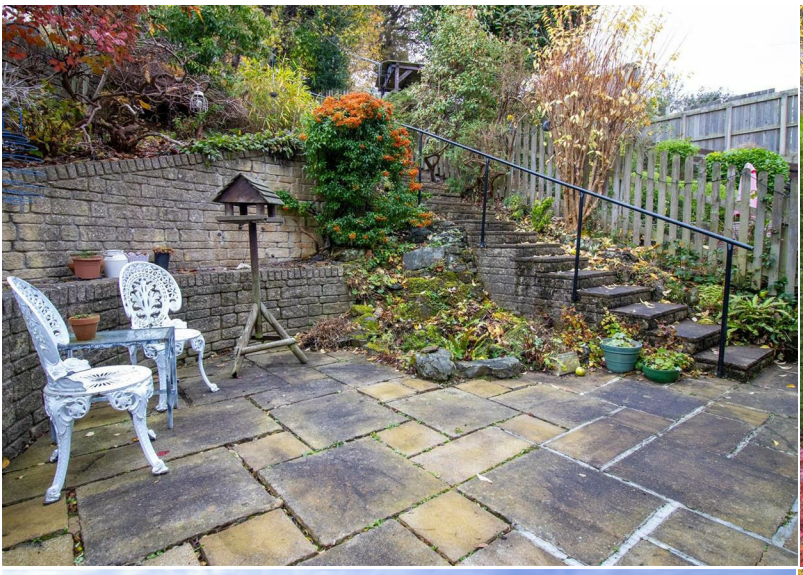
Sales & Other Information

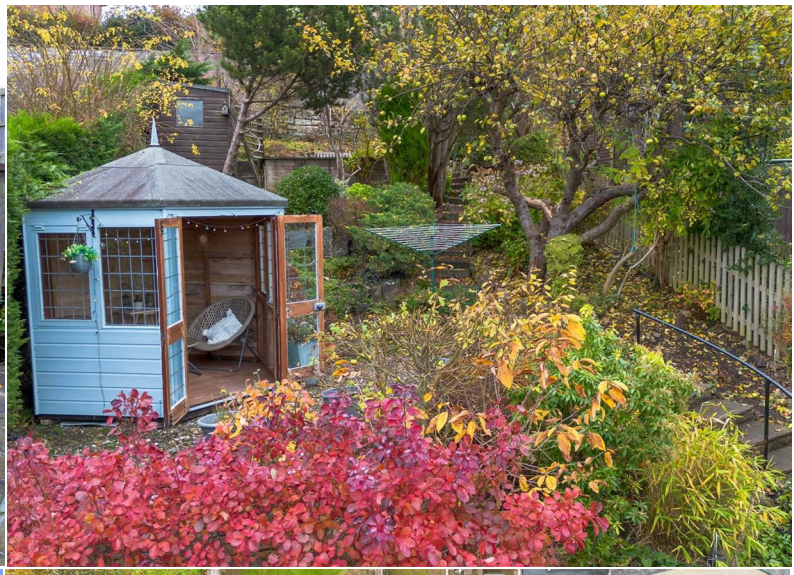
Fixtures & Fittings
All carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services
Mains drainage, water, gas & electricity.









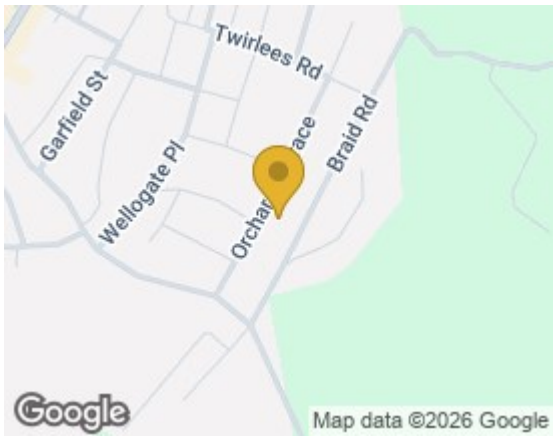


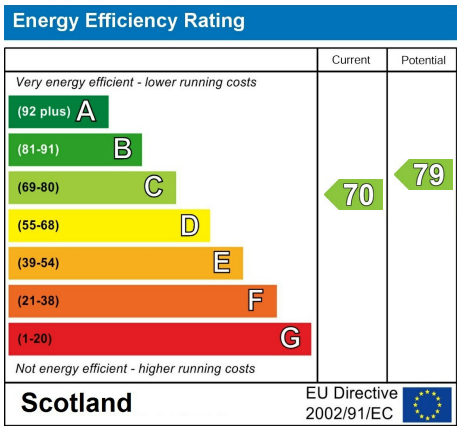


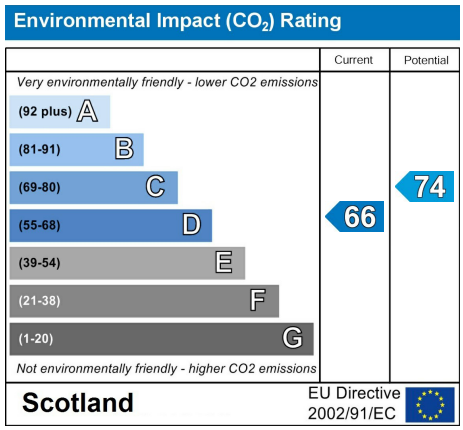
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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







26 Orchard Terrace



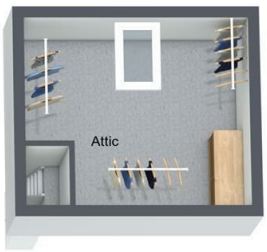
Basement



Ground Floor



First Floor



Attic Space

Floor Space - Approx 137 sqm

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