



BANNERMANBURKE PROPERTIES LIMITED



3 Kilnhill Weensland Road, Hawick, TD9 9NX Offers In The Region Of £69,995



Viewing is advised for this two bedroom upper quarter house, conveniently located within easy walking distance of the town centre and local amenities. The property occupies a slightly elevated position, enjoying attractive views across the town and surrounding countryside. This property would make an excellent first time purchase, buy to let investment, or downsizing option. While some cosmetic modernisation is required, it offers great potential to create a charming home. Benefits from gas central heating, double glazing and a private garden spanning approx. 0.25 acre to the rear and side.

This property is sold as seen



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 its 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 side via a uPVC door, where stairs lead to the first floor level and all accommodation. The hallway has a large cupboard providing storage and skylight allowing good natural light in. The sitting room is located to the front of the property with two large double glazed windows providing lovely views over the town. The room is decorated in neutral tones with vinyl to floor, central heating radiator, ceiling light and access to the kitchen.

The kitchen is located to the rear with a double glazed window overlooking the rear garden and a double glazed door providing access out. Good range of floor and wall units with work surfaces continuing up to form splashbacks. Space and plumbing for a washing machine, space for free standing cooker and free standing fridge freezer. Single bowl stainless steel sink and drainer located under the window and the recently installed boiler is wall mounted in here also. Both double bedrooms are generous in size, one to the front with double aspect windows and one to the rear. Both have built in cupboards, central heating radiators and ceiling light fittings. The bathroom comprises of a 3pc suite of wash hand basin, WC and bath with electric shower over and shower boarding to bathing area. Chrome heated towel rail, ceiling light and double glazed opaque window complete the space.

Room Sizes

KITCHEN 4.2 x 2.3

SITTING ROOM 4.28 x 4.17

BEDROOM 3.45 x 4.28

BEDROOM 3.75 x 3.2

BATHROOM 1.8 x 2.2

Externally

The property benefits from a large side garden that flows round to the rear.

Directions

From Mart Street roundabout, take the exit for Weensland Road, take the first turning on your right. Continue on to Douglas Road East and the property lies on the left hand side.

What3words://lifestyle.pheasants.remarked

Sales & Other Information

Fixtures & Fittings

N/A - Sold as seen. No guarantees given.

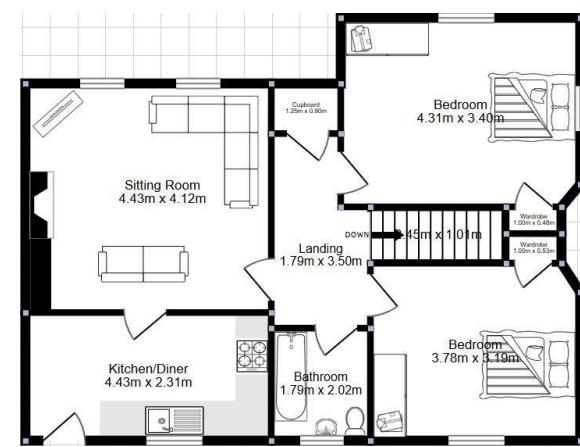
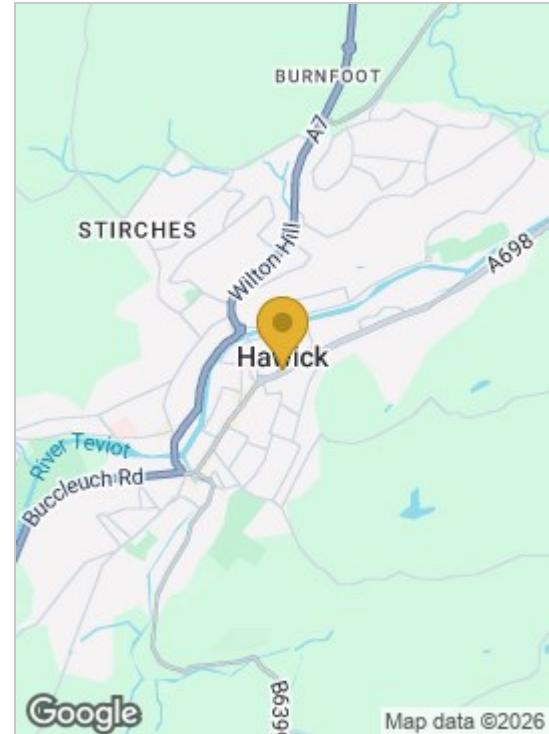
Services

Mains drainage, water, gas and electricity.

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Energy Efficiency Rating

