



BANNERMANBURKE

PROPERTIES LIMITED



Highfields Old Orchard, Hawick, TD9 9ST
Offers Over £480,000



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- VESTIBULE AND HALLWAY ■ SNUG, DINING KITCHEN AND UTILITY ■ SITTING ROOM AND CONSERVATORY
- TWO GROUND FLOOR WCS ■ FOUR BEDROOMS (MASTER ENSUITE) ■ FAMILY BATHROOM
- GARDENS AND STABLES ■ DOUBLE GARAGE AND DRIVE ■ EPC RATING E

A fabulous four bedroom detached family home tucked away in The Old Orchard, a beautiful and prestigious location in Hawick, offering stunning views of the surrounding Borders countryside. Set in very generous garden grounds of approx 1 acre, with double garage, large driveway and stable block and hay store to the front, while a large patio to the rear offers very private outdoor living space. Internally the property is presented for sale in immaculate order with well appointed and spacious family living accommodation offering a versatile and flexible layout. This family home is the ideal choice for those looking for a country lifestyle whilst having ample amenities nearby.

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

Set in a simply stunning location, early viewing is a must of this detached four bed country property. Offered for sale in excellent order, the property boasts four bedrooms (master en suite) and an abundance of living accommodation on the ground floor with a large conservatory offering beautiful views. For those looking for a rural setting to work from home from, this really does tick all the boxes. Externally, the garden grounds are well presented and there is a large double garage, drive and stables. The town of Hawick is located less than a five minute drive away where there are an abundance of restaurants, supermarkets, schools and other amenities.

Rooms Sizes

Hallway 3.15 x 3.10
WC 0.92 x 2.18
Snug 4.15 x 3.94
Dining Kitchen 8.95 x 3.39
Utility Room 3.48 x 3.30
WC 1.73 x 1.05
Conservatory 8.20 x 5.19
Sitting Room 5.57 x 4.27
Master Bedroom 4.08 x 4.29
Ensuite Bathroom 3.07 x 2.77
Double Bedroom 3.97 x 3.10
Double Bedroom 3.00 x 3.73
Double Bedroom 4.15 x 3.46
Family Bathroom 3.41 x 2.38

Externally

Highfields is accessed via a long sweeping gated driveway to the front of the property where parking for several vehicles is

available. A double garage to the side of the property provides additional parking/storage and houses the LPG boiler. There is access from here into the utility room. Generous garden grounds are a mixture of lawn areas, mature trees and shrubs and large patio area with stunning views from all parts. The stable block is tucked away in the corner of the plot whilst remaining easily accessible.

Directions

Leaving Hawick on the A6088 sign posted for Bonchester Bridge, take a right after half a mile onto Deanbrae. Take the next right and follow the road up and around to the left. The property entrance is the second driveway on the left hand side.

SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

All carpets and floor coverings included in the sale.

Services

Septic tank drainage, water, LPG heating 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.

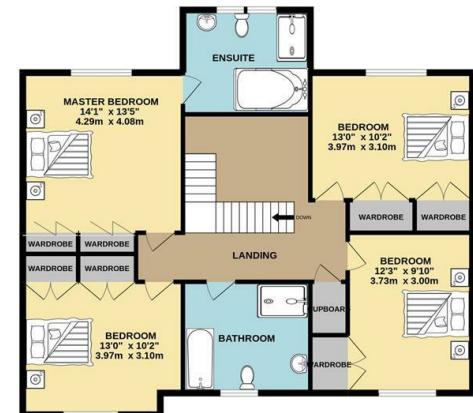


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	80	
(39-54) E	60	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



HIGHFIELDS, THE ORCHARD, 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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