



BANNERMANBURKE

PROPERTIES LIMITED

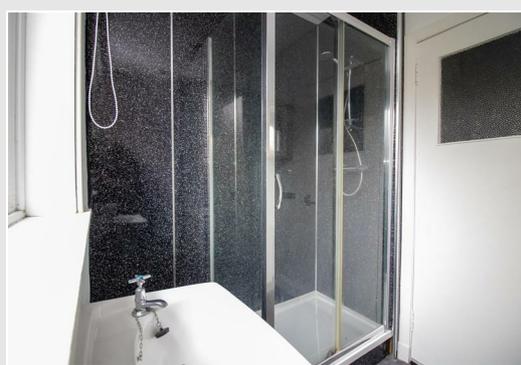


65A Howdenbank, Hawick, TD9 7JY
Offers In The Region Of £60,000



65A Howdenbank, Hawick, TD9 7JY

Offers In The Region Of £60,000



- ENTRANCE HALL ■ SITTING ROOM ■ KITCHEN ■ DOUBLE BEDROOM ■ SHOWER ROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ GOOD STORAGE ■ SHARED FRONT AND REAR GARDEN ■ SHARED OUTHOUSE ■ EPC RATING C

Enjoying lovely views to the front, this ground floor one bedroom flat, with shared front and back gardens and an outhouse, would make an ideal downsizing opportunity, rental investment, or first time purchase. Located on a good bus route to town and local amenities, the property offers comfortable accommodation and benefits from good storage, double glazing, and gas central heating.

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

A timber door leads into the entrance hallway which is decorated in neutral tones with carpeted flooring and features a ceiling light, central heating radiator, and wall mounted thermostat. A large storage cupboard providing excellent storage is complete with shelving, coat hooks, lighting, and houses the Alpha boiler. An additional cupboard with shelving offers further storage.

The living room features a large double glazed window overlooking the front garden and lovely views beyond. Decorated in neutral tones with carpeted flooring, the room benefits from a ceiling light fitting, central heating radiator, and provides access to the kitchen. The kitchen is located to the rear with a double glazed window overlooking the garden. It is fitted with floor and wall units providing ample worktop space, along with a stainless steel sink and drainer. Space for an electric cooker, washing machine, and free standing fridge freezer. A pantry cupboard with shelving provides additional storage. The room features timber effect vinyl flooring, a central heating radiator, and ceiling spotlight fitting.

The bedroom is located to the front of the property with double glazed window. The room is decorated in neutral tones with carpeted flooring and includes a central heating radiator, ceiling light, and a built in cupboard providing useful storage. Finally the shower room is positioned to the rear and comprises a walk in shower enclosure with chrome shower, run from the boiler, and shower boarding. There is also a WC and wash hand basin. An opaque double glazed window faces the rear. Additional features include vinyl flooring, a central heating radiator, and ceiling spotlights.

Room Sizes

SITTING ROOM 3.35 x 4.65

KITCHEN 3.47 x 2.15

DOUBLE BEDROOM 3.63 x 3.15

SHOWER ROOM 1.95 x 1.65

Externally

To the rear is a lovely enclosed garden (shared with the top flat) which is laid to lawn and offers clothes drying facilities and patio area. To the front is another section of garden with shrubs and plants surrounding a patch of lawn. An outhouse next to the front door is good for storage.

Directions

What3words:///steeped.throat.snacks

Entering Hawick on the A7 from the North, take a right at the Police Station and follow the road up to Howdenbank and the property lies on the left hand side after you round the corner.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.
New boiler installed November 2025.

Services

Mains drainage, water, gas and electricity.



Offers:

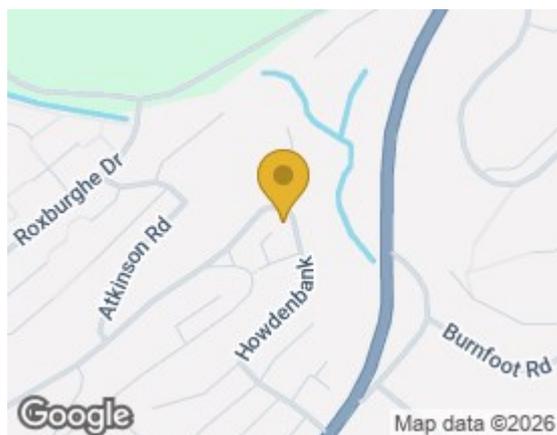
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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		73	76
(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		77	80
(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	

65A Howdenbank



Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.