



BANNERMANBURKE

PROPERTIES LIMITED



3 Maxton Court, Hawick, TD9 7QN
Offers In The Region Of £125,000



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- ENTRANCE HALL
- SITTING ROOM
- DINING KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- WC
- EXCELLENT STORAGE
- PRIVATE GARDEN AND INTEGRATED OUTHOUSE
- AMPLE COMMUNAL PARKING
- EPC RATING C

Early viewing is a must for this spacious two bedroom terraced property with private garden, beautiful views and ample communal parking. Located in the popular Stirches area of Hawick, the property is an ideal first time buy, downsize opportunity, buy to let or holiday home investment. Offered for sale in excellent order, with an abundance of storage throughout and the added benefit of a WC on ground floor level. Located on a good bus route for easy access to the town centre and all local amenities.

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 front via double glazed door into the entrance hall where all accommodation can be accessed, including a carpeted staircase leading to the upper level. Decorated in neutral tones with laminate flooring, central heating radiator, ceiling light and wall mounted

thermostat for the central heating system. A large cupboard provides storage and has space and plumbing for a washing machine. There is access to a WC which is a great useful facility on ground floor level and comprises of a WC and wash hand basin along with a cupboard for storage.

The dining kitchen is a spacious, bright room located to the rear of the property with a double glazed window offering lovely views and a double glazed door providing access out. Good range of floor and wall mounted units with ample work surface space that continue up to form splashbacks. Single built in electric oven and four burner electric hob with chimney style cooker hood above. One and a half bowl stainless steel sink and drainer, space for a free standing fridge freezer, and pantry style cupboard for storage. This room can easily accommodate a dining table and chairs and is decorated in fresh neutral tones with laminate flooring.

To the front also is the sitting room with large double glazed windows, again offering lovely views. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. There is a very large walk in cupboard also providing excellent storage.

The upper level houses two double bedrooms and shower room and has an abundance of storage in the form of three large cupboards, one housing the combination gas boiler. Both bedrooms are good sized double rooms with a full range of built in wardrobes, carpet flooring, and large double glazed windows, allowing lots of natural light through.

A 3pc suite completes the upper level, comprising of WC, wash hand basin and shower enclosure with electric shower and shower boarding to full height. The remainder has tiling to half height, vinyl flooring, central heating radiator and double glazed opaque window.

Room Sizes

SITTING ROOM 4.42 x 3.20

DINING KITCHEN 4.20 x 3.55

DOUBLE BEDROOM 3.90 x 3.42

DOUBLE BEDROOM 3.44 x 2.95

SHOWER ROOM 2.25 x 1.90

WC 1.55 x 1.75

Externally

The garden is private and fully enclosed, with gated access to a spacious grassy open area and stunning views beyond. It features a patio, clothes drying facilities, and attractive shrub borders — perfect for relaxing or enjoying al fresco dining. An integrated outhouse at the front of the property is a great advantage.

Directions

What3words/////seeing.elbowing.judges

Entering Hawick on the A7 from the North, take a right onto Guthrie Drive and continue forward to the end of the road and take a left onto Stirches Road. Take the next left into Maxton Court and right staying on Maxton Court. The property is at the end of the road with ample communal parking.

Sales and Other Information

Fixtures and 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:

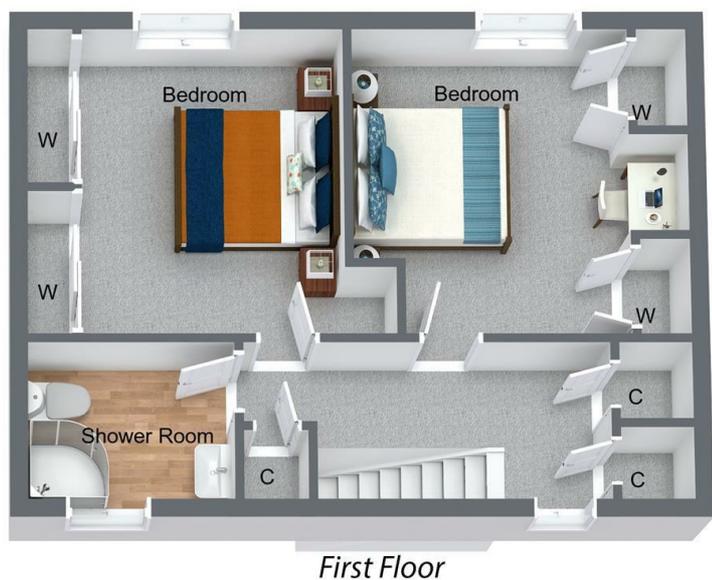
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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 | | | |
| (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 | | | |
| (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 Maxton Court



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