



BANNERMANBURKE

PROPERTIES LIMITED



10 Marmion Road, Hawick, TD9 9PD

Offers In The Region Of £250,000



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- HALLWAY ■ SITTING ROOM WITH LOG BURNING STOVE ■ LIVING ROOM ■ DINING KITCHEN ■ 3 DOUBLE BEDROOMS ■ 2 BATHROOMS ■ MANICURED GARDENS WITH PATIO AND SHED ■ GARAGE AND OFF STREET PARKING ■ GAS CH & DG ■ EPC RATING D

We are delighted to bring to market this beautiful three bedroom detached family home in a very desirable area of town with garage and off street parking in the form of driveway. Presented for sale in immaculate order with stylish and contemporary kitchen and bathroom facilities. Manicured lawns surround the property with mature trees and shrubs and a newly laid patio area to the rear is ideal for Al Fresco dining. Must be seen to fully appreciate size and layout.

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 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

10 Marmion Road is a must see. Set in a generous plot of well maintained gardens to the front side and rear, this three bedroom detached family home offers well appointed living space with two reception rooms, dining kitchen, utility room, bathroom and double bedroom on the ground floor and two further double bedrooms (one ensuite) on the upper level.

Entered from the front into a small vestibule and to the hallway

where the majority of the accommodation is accessed. The living room is a good size with a large bay window overlooking the front garden and another window to the side providing lovely double aspect views. A log burner set upon a slate hearth is a lovely feature.

The stylish dining kitchen has been upgraded in recent years and is located to the side of the property where a large double glazed window floods the room with natural light. Ample floor and wall mounted units provide great storage, offers plenty of work surface space and houses a 6 ring Smeg range cooker with chimney style cooker hood above. A large island centres the room with stainless steel sink and drainer, integrated fridge and offers excellent storage. From the kitchen, a timber and glazed door provides access to the spacious utility room located to the rear of the property. Another bank of units provides additional storage with space and plumbing for a washing machine, wall mounted combination gas boiler and beautiful Belfast sink. Karndean flooring runs through from the kitchen and double aspect windows provide great natural light. This is a very useful additional facility. A small rear hallway is accessed from the utility room with door to the rear garden.

A stunning 4pc bathroom on the ground floor has again been recently installed and is both stylish and contemporary. Chrome shower within the enclosure runs off the boiler and free standing bath a lovely feature. Recessed ceiling spotlight fittings and central heating radiator, along with a double glazed opaque window to the rear.

On the ground floor also is the third bedroom which is a good size, located to the front of the property. Ample space for bedroom furniture with additional built in cupboard.

Finally on the ground floor is the second reception room which is flexible in use and has stairs to the upper level where 2 further bedrooms and shower room are located. This reception room is light and bright with two double glazed windows overlooking the rear garden and offers a versatile space.

The bedrooms are both good size doubles with large Velux windows and recessed ceiling lights. A door from one leads to a hallway with eaves storage and provides access to the shower room. The shower room comprises of wash hand basin, WC and quadrant shower enclosure with chrome shower run off the boiler and grey marble effect shower boarding. A large Velux window provides ample natural light.

Room Sizes

Sitting Room 4.77 x 3.35

Living Room 3.50 x 3.80

Dining Kitchen 3.70 x 4.90

Utility Room 2.50 x 3.65

Ground Floor Bedroom 3.85 x 3.80

Family Bathroom 4.30 x 2.30

Double Bedroom 3.60 x 3.20

Double Bedroom 3.70 x 5.90

Shower Room 2.80 x 2.30

Externally

Beautiful garden grounds surround the property and offers very well maintained areas of lawn, borders with mature shrubs, trees and flowers, seating areas, including a large patio for al fresco dining. Raised beds are ready for planting fruit and vegetables. Greenhouse, shed and log store are included in the sale.

Directions

From the A698 (Weensland Road) turn into Weensgate Drive and follow the road up to Marmion Road. Once on Marmion Road, turn right and property sits on the right hand side.

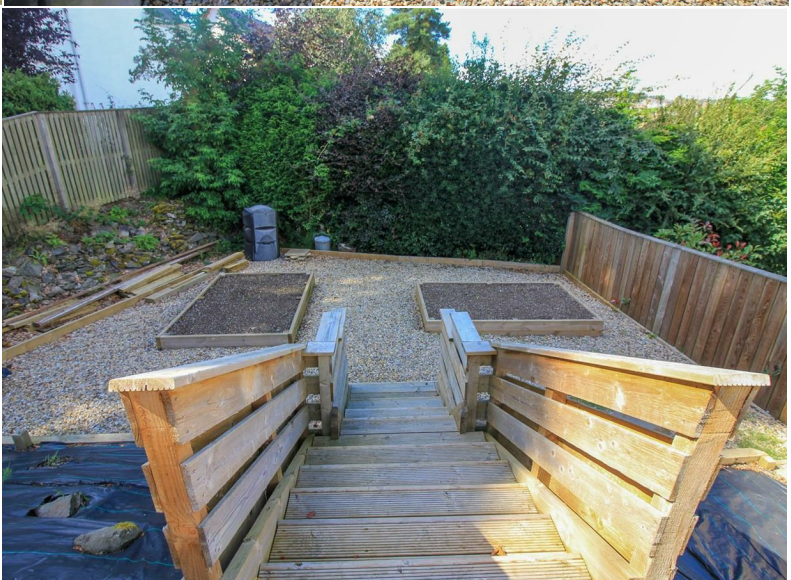
Sales and other information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, greenhouse, log store and shed included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

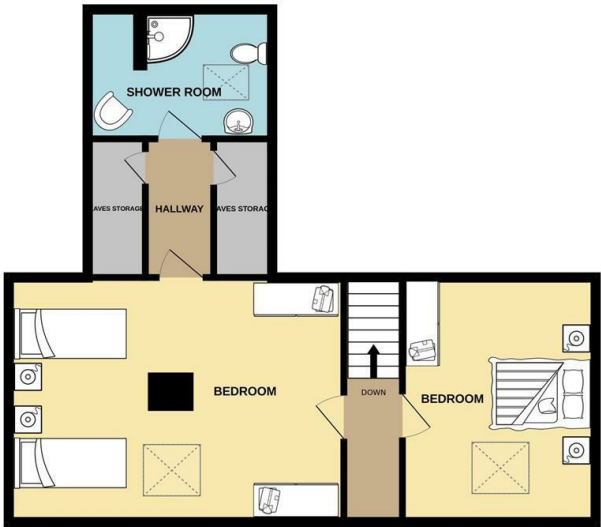
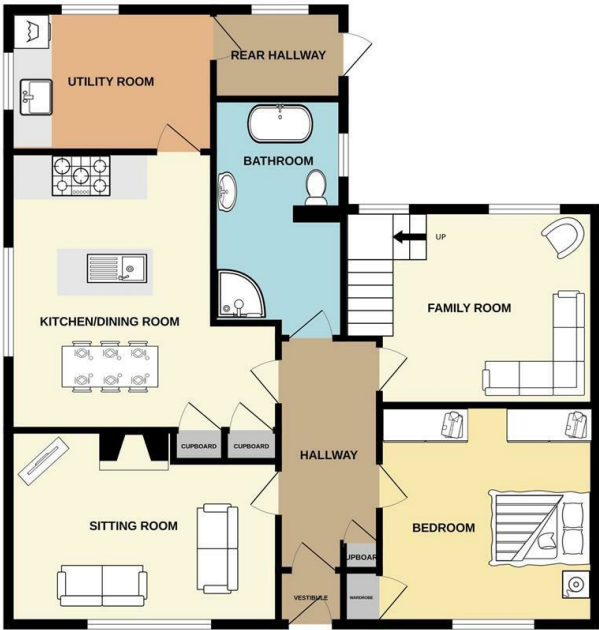
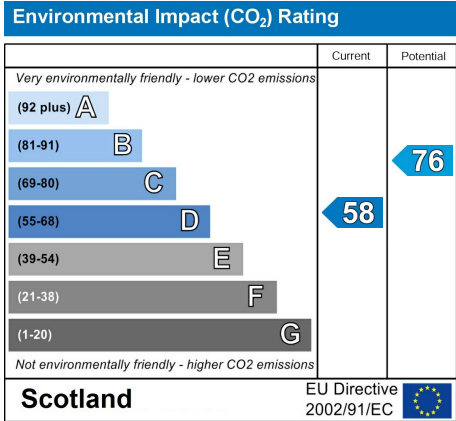
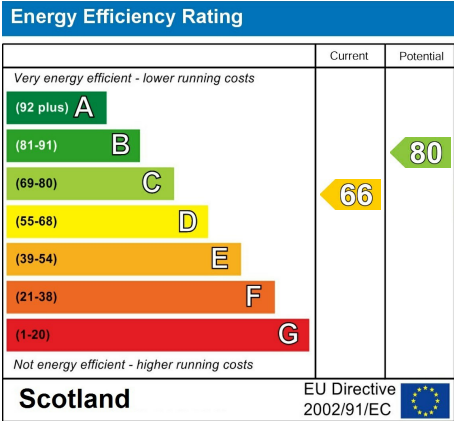
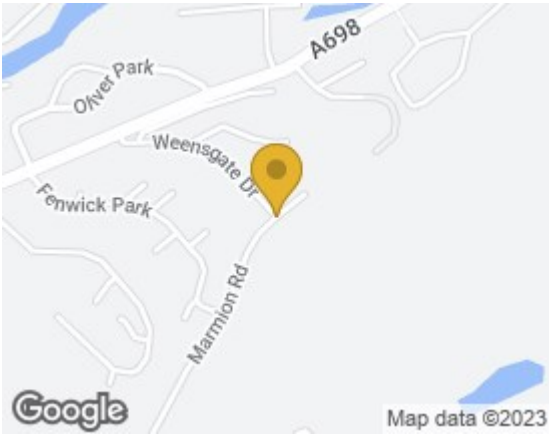
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



10 MARMION ROAD, HAWICK

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