



BANNERMANBURKE

PROPERTIES LIMITED



23 Eildon Road, Hawick, TD9 8EU
Offers In The Region Of £90,000



23 Eildon Road, Hawick, TD9 8EU

Offers In The Region Of £90,000



- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ THREE DOUBLE BEDROOMS ■ BATHROOM ■ CONSERVATORY ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ REAR DECKING ■ OFF STREET PARKING FOR TWO CARS ■ EPC RATING C

Viewing comes highly recommended of this three bedroom family home located on a good bus route in a residential area on the outskirts of the town. Presented for sale in good decorative order with the added benefit of a bright conservatory to the rear. Ideal first time buy or buy to let and has been rented out successfully for the last few years.

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.

Selkirk 12 miles, Jedburgh 12 miles Galashiels 18 miles
Melrose 22 miles, Newtown St Boswells 20 miles, Kelso 22 miles
Carlisle 42 miles, Edinburgh 60 miles, Newcastle 65 miles

The Property

The property forms a three bedroom mid terraced family home in a popular residential area of town. To the front there is a monoblock driveway with parking for two vehicles. To the rear is large area of decking. The property comprises of a hallway, living room, kitchen, conservatory and bathroom on the ground floor, with three double bedroom and storage on the first floor.

Hallway

From the vestibule a timber and glazed door leads into the entrance hall which is decorated in neutral tones with a feature wallpaper. Carpet flooring. Central heating radiator. Ceiling light. Smoke alarm. Staircase to first floor level.

Sitting Room

14'11" x 12'7" (4.55 x 3.83)

Accessed from the hallway via a timber and glazed door. Located to the front of the property with a double glazed window. Decorated in neutral tones with a feature wallpaper. Central heating radiator. Attractive ceiling light fitting. The main focal point of the room is the timber fire surround with marble back and hearth and gas fire set above. TV aerial point.

Kitchen

14'10" x 7'9" (4.52 x 2.35)

Accessed from the sitting room and located to the rear of the property. Double glazed window to the rear. Double glazed door to conservatory. Ample floor and wall mounted units with black marble effect work surfaces. Single bowl stainless steel sink and drainer with mixer tap. Space for electric cooker. Stainless steel cooker hood. Space and plumbing for washing machine, tumble dryer and under counter fridge. Tiled to the splashback areas in a white tile. Central heating radiator. Ceiling spotlights. Wall mounted gas boiler.

Conservatory

9'6" x 8'11" (2.90 x 2.71)

Located to the rear of the property and accessed from the kitchen via a double glazed door. Double doors to rear garden. Wall lighting. Ceramic tiled flooring.

Bathroom

6'6" x 6'8" (1.97 x 2.03)

Located on the ground floor to the rear of the property with a double glazed opaque window. Comprised of a 3pc white suite of wash hand basin, WC and bath. There is a Mira Go electric shower located over the bath. Tiled around the bathing area in a white tile. Vinyl flooring. Central heating radiator. Ceiling light.

First Floor

Carpet turning staircase onto a half landing with double glazed window to the front. The landing is decorated in neutral tones with a feature wallpaper and carpet flooring. Access hatch to roof space. Built in storage cupboard.

Double Bedroom

11'0" x 8'0" (3.35 x 2.43)

Located to the rear of the property. Decorated in neutral tones with a feature wall in patterned wallpaper. Central heating radiator. Ceiling light. Double glazed window. Built in cupboard with hanging and shelving.

Double Bedroom

14'11" x 10'10" (4.54 x 3.30)

Located to the rear of the property with large double glazed

windows. Decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light. Built in cupboards, one with hanging and shelving and one housing the hot water cylinder.

Double Bedroom

9'1" x 14'10" (2.76 x 4.53)

Located to the front of the property with double glazed windows. Central heating radiator. Ceiling light. Decorated in neutral tones with carpet flooring. TV aerial point.

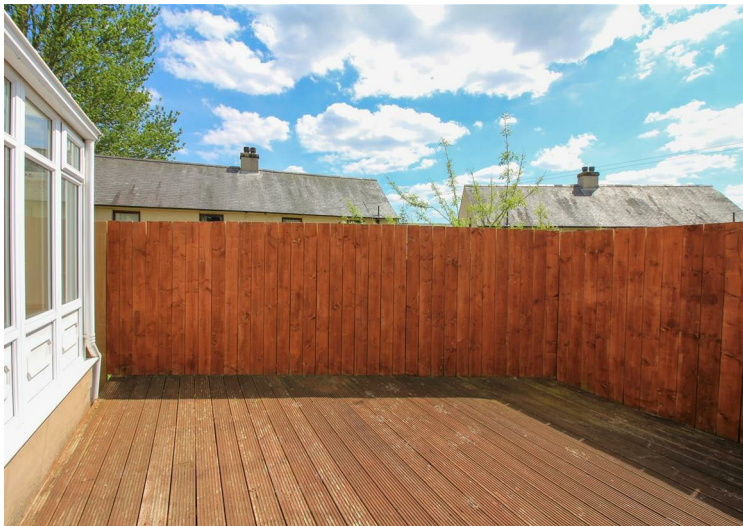
SALE DETAILS & OTHER INFORMATION

Fixtures and Fittings

Carpets/floor coverings, light fittings and integrated appliances and white goods included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

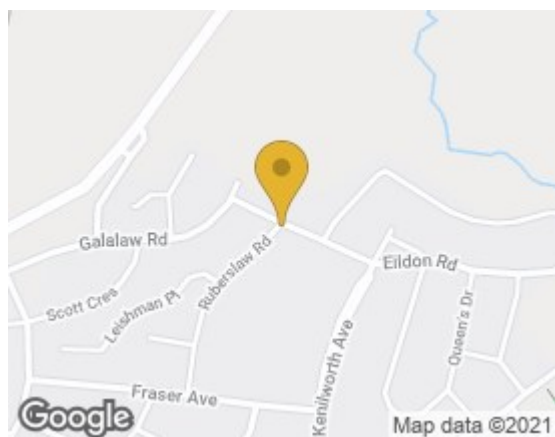
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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			85
(81-91) B			
(69-80) C		69	
(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			83
(81-91) B			
(69-80) C		66	
(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	

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



23 EILDON ROAD, HAWICK
TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.
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.
Made with Metropix ©2021

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.