



BANNERMANBURKE

PROPERTIES LIMITED



6/6 Laidlaw Terrace, Hawick, TD9 9QX

Offers Over £65,000



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■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ COMMUNAL REAR GARDEN ■ TOWN CENTRE LOCATION ■ EPC RATING D

Viewing comes highly recommended of this very well presented and spacious two bedroom flat over two floors in a central location of town. Offered for sale in very good order with well appointed living accommodation, benefitting from gas central heating and double glazing throughout. Ideal first time buy or buy to let property.

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

The property is entered via UPVC door into the entrance hall with stairs to the upper level. A large cupboard provides good storage and a door provides access to the kitchen which leads through to the sitting room which is a lovely spacious room located to the front with two double glazed windows allowing natural light through. Decorated in neutral tones with luxury vinyl flooring, central heating radiator and ceiling light with ceiling rose. The main focal point of the room is the timber fire surround with gas fire inset. Double timber and glazed doors provide access to the dining kitchen which is a great size with ample space for a table and chairs. Good range of floor and wall mounted units with black marble effect work surfaces and tiling to splashback areas. Free standing range cooker with chimney style cooker hood above, one and a half bowl sink and drainer and recessed ceiling spotlights. A double glazed window overlooks the rear of the property and there is access to the utility room. The utility is a useful space that houses the combination gas boiler, fridge freezer, washing machine and dishwasher and has a double glazed window.

The upper level is accessed via a carpeted staircase where two double bedrooms and shower room are located. This landing has a large window to the rear, central heating radiator and cupboard for storage. Both bedrooms are a great size and have lovely views, with the master benefitting for fitted wardrobes with sliding mirrored doors and the second bedroom having ample space for bedroom furniture. The shower room

comprises of large walk in shower enclosure with electric shower, WC and wash hand basin. Tiled to full height in a neutral tile, chrome heated towel rail and double glazed opaque window.

Room Sizes

Sitting Room 4.29 x 4.48

Dining Kitchen 3.94 x 3.91

Utility Room 2.00 x 2.10

Double Bedroom 3.83 x 3.00

Double Bedroom 3.90 x 2.91

Shower Room 2.62 x 1.73

Externally

To the rear is a communal garden with clothes drying facilities.

Directions

From the Mart Street roundabout, head along Mart Street (North) and take a left onto Duke Street and North Bridge Street. At the turn in the road, take a right onto Laidlaw Terrace and the property lies on the left hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

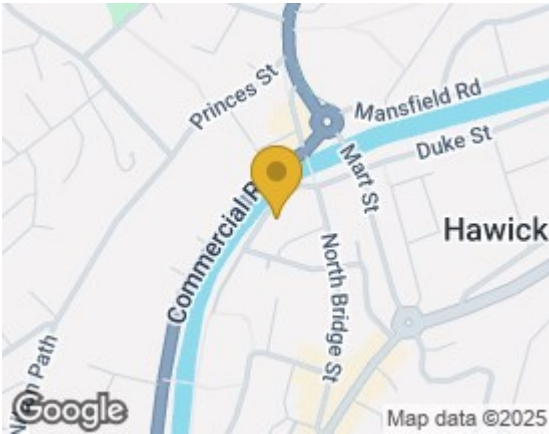
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

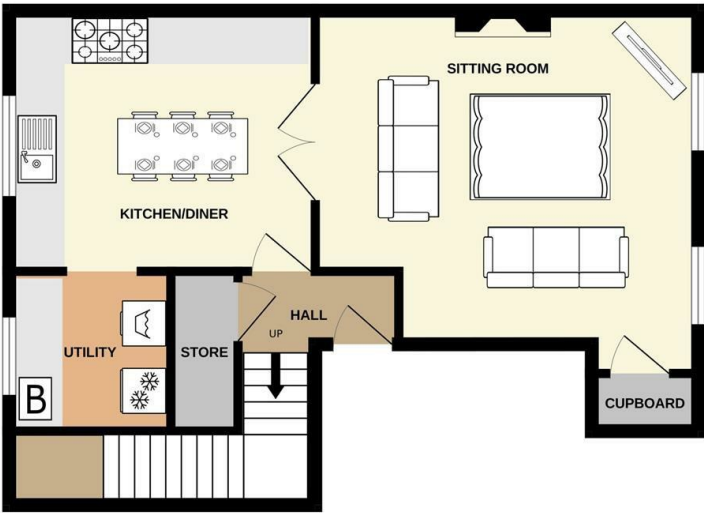
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



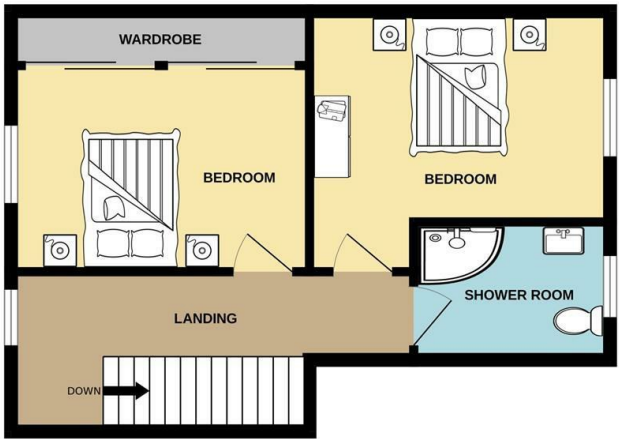
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	72
Scotland	EU Directive 2002/91/EC	

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		
	67	76
Scotland	EU Directive 2002/91/EC	

LOWER FLOOR



UPPER FLOOR



6/6 LAIDLAW TERRACE, HAWICK

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