



# BANNERMANBURKE

PROPERTIES LIMITED



**1/1 Park Terrace, Hawick, TD9 9JP**  
**Offers In The Region Of £65,000**



# 1/1 Park Terrace, Hawick, TD9 9JP

## Offers In The Region Of £65,000



- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ DOUBLE BEDROOM ■ SHOWER ROOM ■ FRONT GARDEN WITH OFF STREET PARKING ■ CELLAR ■ GAS CH/DG ■ FURNISHED PROPERTY ■ EPC

We are delighted to present for sale this ground floor one bedroom flat in the popular 'Terraces' area of town, just a short walk to town centre and local amenities. Presented for sale in good decorative order and furnished as seen, the property benefits from gas central heating and double glazing throughout. Ideal first time buy, downsizing opportunity or rental investment. Private front garden, patio, off street parking and cellar for storage are all great advantages.

### 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

Entering the property to the front, a UPVC door with glazed panel leads into a light and bright vestibule which is decorated in neutral tones with decorative vinyl to floor. From here a door leads through to the sitting room with large bay window looking over the front garden and is decorated in neutral tones with carpet to floor. Ample space for both living and dining furniture and the main focal point is the gas fire set in a full marble fireplace. Other features include a recessed display unit with storage below, attractive ceiling light fitting, deep skirtings and central heating radiator. From here a door leads through to the hallway which gives access to the bedroom, shower room and kitchen. The double bedroom is to the rear with large double glazed window. Full range of built in wardrobes offer excellent storage and a further cupboard houses the gas and electric meters and switch gear. Decorated in neutral tones with carpet to floor, ceiling light fitting and central heating radiator. The shower room comprises of walk in shower enclosure with thermostatic shower and shower boarding to walls, WC and wash hand basin set in vanity furniture with illuminating mirror over. Decorated in neutral tones with laminate to floor, ceiling light fitting and central heating radiator. Finally the kitchen is to the rear with a good range of units with laminate worksurfaces and tile to splashback, integrated oven, hob with extractor over, free standing fridge freezer and sink with drainer and mixer tap. A cupboard houses the gas boiler and has space and plumbing for a washing machine. A window to the side lets good light in and a UPVC door leads out to the rear of the property.

### Room Sizes

VESTIBULE 1.41 x 1.26  
SITTING ROOM 4.80 x 3.43  
KITCHEN 2.55 x 2.86  
BEDROOM 3.95 x 3.71  
SHOWER ROOM 1.32 x 2.56

## Externally

To the front is a generous sized garden with patio, off street parking and lawned area with mature shrub borders and clothes drying facilities. A cellar accessed from the side of the property offers good storage and benefits from light.

## Directions

Traveling west on Hawick High Street, take a left onto O'Connell street and continue up to the top of the road, turn right onto Melgund Place and take the immediate left onto Lock Park Road. Continue up to Park Terrace and the property is on the right.

What3Words///rosier.lamp.available

## Sales and other information

### Fixtures and Fittings

All carpets, floor coverings, light fittings integrated appliances and furniture (as shown) included in the sale.

### Services

Mains drainage, water, gas and electricity.



**Offers:**

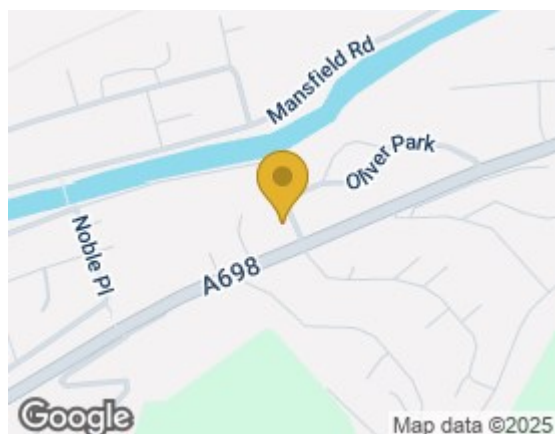
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

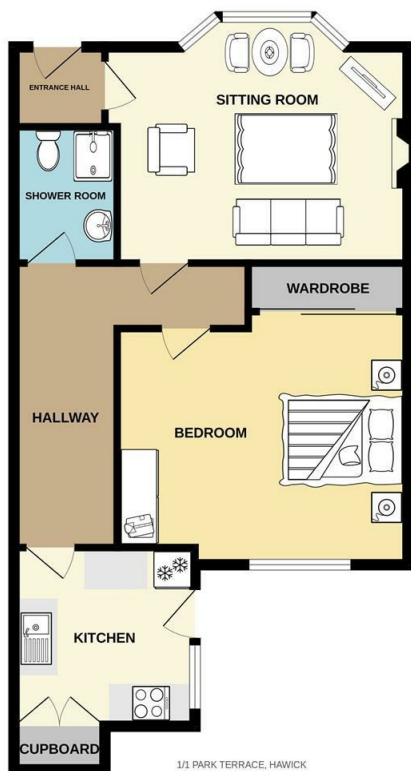
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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			
		63	76
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		63	80
<b>Scotland</b>		EU Directive 2002/91/EC	

GROUND FLOOR



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