



# BANNERMANBURKE

## PROPERTIES LIMITED



**10A, Middle Flat, North Bridge Street, Hawick, TD9 9QW**  
**Offers In The Region Of £140,000**



# 10A, Middle Flat, North Bridge Street, Hawick, TD9 9QW

## Offers In The Region Of £140,000



- **LARGE ENTRANCE HALL**
- **SITTING ROOM**
- **DINING KITCHEN**
- **THREE BEDROOMS (ONE WITH BALCONY)**
- **BATHROOM**
- **GAS CENTRAL HEATING AND DOUBLE GLAZING**
- **SHARED GARDEN AND PRIVATE SHED**
- **TOWN CENTRE LOCATION**
- **EPC RATING C**

Conveniently located within easy reach of the town centre and a full range of local amenities, this spacious first floor three bedroom property is an opportunity not to be missed. Spanning over 100sqm, this beautiful home is presented in immaculate condition throughout, featuring tasteful décor alongside modern, stylish kitchen and bathroom fittings. A recently added balcony, accessed from the rear bedroom, provides a delightful additional feature, offering views over the rear garden and an ideal space for morning coffee or relaxing throughout the day. A shared well maintained garden is located to the rear of the property with private shed a great advantage.

### **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 accessed via a well maintained communal close leading to

the first floor. A double glazed door opens into a spacious and welcoming entrance hall, from which all accommodation is accessed. The hallway is tastefully decorated in neutral tones and features carpeted flooring, a central heating radiator, two ceiling light fittings, cornicing and an impressive arched feature. A generously sized walk in storage cupboard, complete with power, provides excellent additional storage and currently houses a fridge freezer.

The sitting room is positioned to the front of the property and is a particularly impressive space, retaining a wealth of period features including high ceilings, intricate cornicing, deep timber skirtings and traditional window panelling, all contributing to its elegant and characterful appeal. Tastefully decorated in neutral tones with carpet flooring and a feature wall in patterned wallpaper. The main focal point of the room is the white timber fire surround with cast iron horseshoe insert, gas fire and granite hearth. Large double glazed windows to the front allow in lots of natural light.

The well appointed dining kitchen is situated to the rear of the property and is comprehensively fitted with an excellent range of floor and wall mounted units, providing ample work surface space. The kitchen is equipped with integrated appliances, including a range style cooker, under counter freezer and integrated dishwasher, along with two integrated wine racks. A cupboard discreetly houses the combination gas boiler. A rear facing double glazed window, with sink and drainer beneath, allows natural light to flood the room, and there is ample space for a dining table and chairs, making this an ideal space for everyday living and entertaining. White ceiling beams are a lovely feature and a vertical central heating radiator and vinyl flooring complete the space.

There are two generous double bedrooms, one overlooking the front and the other to the rear. Both are decorated in attractive neutral tones with feature walls and benefit from built in wardrobes providing hanging and shelving space. High ceilings enhance the sense of space within the rooms. The rear double bedroom enjoys the added benefit of a recently installed balcony, accessed via a double glazed door. This creates a lovely private outdoor space overlooking the rear garden.

The third bedroom is a large single room located to the front with large

double glazed window. Currently used as a dining room, this room is flexible in use and could be used for a variety of purposes. Decorated in a fresh neutral tone with carpet flooring, central heating radiator and attractive ceiling light fitting.

Finally, the light and spacious bathroom comprises a well appointed four piece suite, including a wash hand basin set within vanity furniture providing storage, WC, bath, and a double walk in shower enclosure with a chrome shower fed from the boiler. The room is fully tiled to ceiling height and further benefits from a chrome heated towel rail, vinyl flooring, and a double glazed opaque window.

## Room Sizes

SITTING ROOM 3.95 x 4.75

DINING KITCHEN 3.00 x 5.30

DOUBLE BEDROOM 4.72 x 3.58

DOUBLE BEDROOM 3.70 x 3.75

BATHROOM 3.10 x 1.80

## Externally

There is a well tended garden to the rear with lawn, patio, clothes drying facilities and private shed.

## Directions

What3words:///garlic.capacity.less

From the Mart Street roundabout, take the exit onto Bourtree Place and first right onto Union Street. At the end of Union Street, take a left and the property is located on the right hand side.

## 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:**

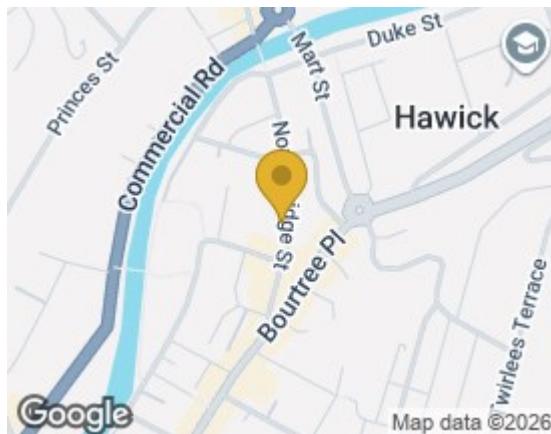
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

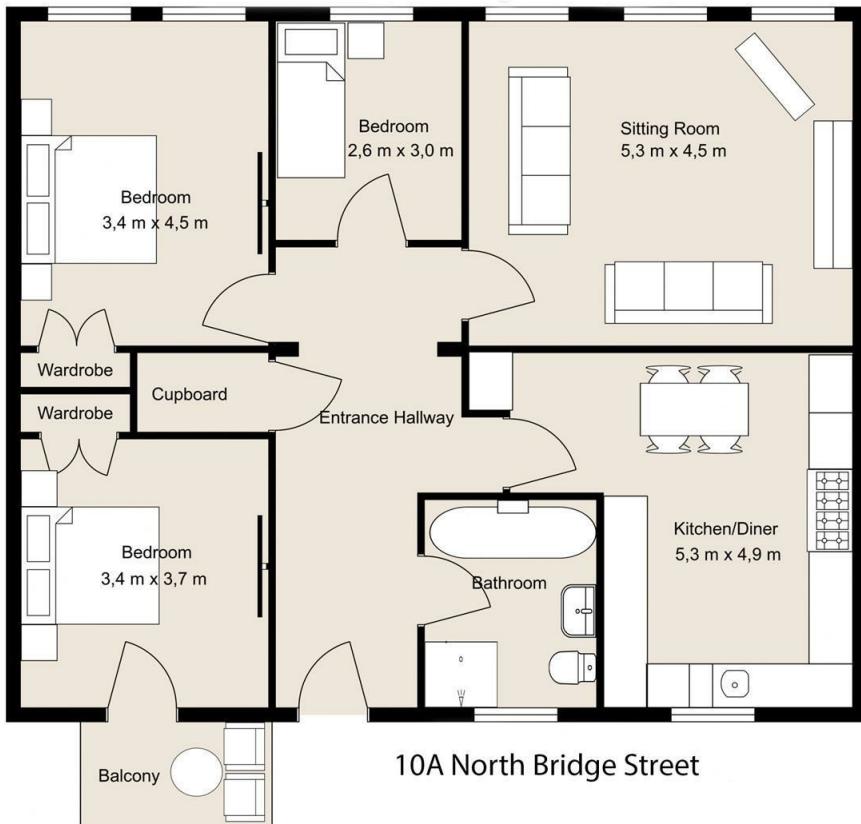
**Notice:**

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	70	75
(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 <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	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		

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