



# BANNERMANBURKE

PROPERTIES LIMITED



**1/5 Duke Street, Hawick, TD9 9PY**  
**Offers In The Region Of £95,000**

 3  2  1  C



# 1/5 Duke Street, Hawick, TD9 9PY

## Offers In The Region Of £95,000



■ WELL MAINTAINED COMMUNAL CLOSE ■ SITTING ROOM ■ DINING KITCHEN ■ THREE BEDROOMS ■ BATHROOM AND ENSUITE SHOWER ROOM ■ DOUBLE GLAZING ■ GAS CENTRAL HEATING ■ TOWN CENTRE LOCATION ■ SHARED REAR GARDEN WITH COMMUNAL outhouse ■ EPC RATING C

This superb three bedroom double upper flat is a must see, offering space and versatility for both families and those starting out. Offered for sale in immaculate order with gas central heating and double glazing. Corner bay windows in the living room are a striking feature and offer beautiful river views. Located a short walk to the town centre and all local amenities with Morrisons supermarket on your doorstep. A well maintained entrance is a great benefit along with a low maintenance communal garden to the rear offering close drying facilities and external storage via a shared outhouse.

### 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 from the second floor via a solid timber door into the entrance hall which is decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. A large cupboard provides good

storage and carpeted turning staircase leads to the upper level where two bedrooms and ensuite shower room are located.

The living room is located to the front of the property with large corner bay windows providing beautiful double aspect views and filling the room with light. Decorated in neutral tones with carpet flooring, high ceilings, large central heating radiator and ceiling light with ceiling rose. This room contains a chimney that has been sealed but can be reinstated for use if desired.

Another lovely large bright room to the rear houses the dining kitchen with double aspect windows to the rear and side allowing lots of natural light through. Good range of floor and wall units with ample work surface space and tiling to splashback areas. A single bowl stainless steel sink and drainer sits beneath the window and the combination gas boiler is neatly wall mounted in a corner. Well equipped with built in single electric oven, four burner gas hob, integrated cooker hood, integrated dishwasher and under counter fridge and freezer. Ample space for a dining table and chairs. Recessed ceiling spotlights and central heating radiator, completes the space.

On this level also is the 4pc bathroom comprising of WC, wash hand basin set in vanity furniture with storage below, bath and double walk in shower enclosure with shower boarding and chrome shower run off the boiler. This very spacious room is located to the rear of the property with double glazed opaque window, vinyl flooring, central heating radiator and ceiling light.

Positioned at the front of the property, the third bedroom benefits from a large double glazed window and offers versatile, flexible use.

The upper level accommodates the master bedroom, complete with an ensuite shower room. This is a spacious room featuring double glazed windows to the rear and a built in cupboard providing both hanging and shelving space. Decorated in neutral tones with carpet flooring and central heating radiator. A door leads through to the ensuite shower room comprising of a 3pc suite of wash hand basin, WC and shower enclosure with shower run off the boiler.

Finally, the last of the bedrooms is a double room located to the front with double glazed windows, carpet flooring and ceiling light. Decorated in

neutral tones with a feature wall in dark blue.  
The spacious and versatile flat should be viewed to fully appreciate.

### Room Sizes

SITTING ROOM 3.70 x 4.54

DINING KITCHEN 3.40 x 5.04

BATHROOM 3.73 x 2.37

MASTER BEDROOM 3.00 x 4.50

ENSUITE SHOWER ROOM 1.55 x 2.37

DOUBLE BEDROOM 3.00 x 2.80

SINGLE BEDROOM 2.66 x 2.16

### Externally

The property benefits from a very well maintained garden to the rear which is laid to lawn with clothes drying facilities. Bin store and shared outhouse are also an advantage.

### Directions

What3words///storyline.reply.ballots

From the roundabout at Mart Street, take the exit for Weensland Road and first left onto Trinity Street. Take a left onto Earl Street and next left onto Duke Street. The property is the last on the left with ample on street parking available.

### 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:

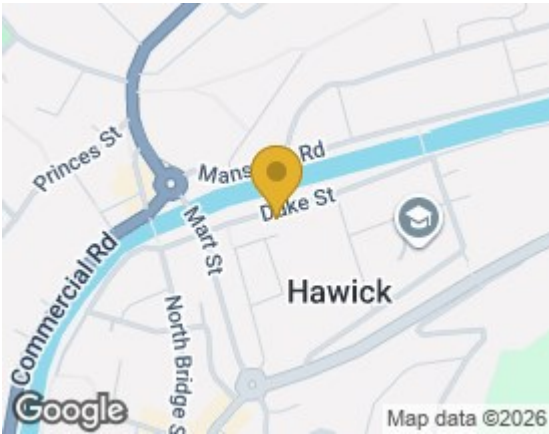
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 69                      | 74        |
| 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                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | 67                      | 74        |
| Scotland                                                        | EU Directive 2002/91/EC |           |

1/5 Duke Street, Hawick



Lower Floor



Upper Floor

Important:

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