



BANNERMANBURKE

PROPERTIES LIMITED



16d Dickson Street, Hawick, TD9 7EL

Offers In The Region Of £90,000



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- HALLWAY ■ SITTING ROOM ■ DINING ROOM ■ BREAKFASTING KITCHEN ■ WC AND SHOWER ROOM ■ THREE BEDROOMS ■ ATTIC STORAGE WITH PULL DOWN LADDER ■ GAS CH AND DG ■ SHARED GARDEN AND SECURE ENTRY SYSTEM ■ EPC RATING C

Early viewing comes highly recommended of this stunning three bedroom double upper property in a quiet residential area of the town. Presented for sale in immaculate order with gas central heating and double glazing. Secure entry system into a very well maintained communal entrance where only four properties are accessed, is a great advantage with the added benefit of a garden to the rear with clothes drying facilities and ample on street parking. A private outhouse at the property also provides great storage and has the benefit of power and light. Ideal first time buy, buy to let investment or downsize opportunity.

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

Entered from Dickson Street via a large very well maintained communal entrance which provides access to two properties on the ground floor and two on the first. The flat is entered via a timber door into the entrance hall where the Living Room, Kitchen and WC are accessed from and stairs lead to the upper level. The hallway has good storage, central heating radiator and fresh neutral décor. The bright living room is located to the rear of the property with two large double glazed windows overlooking the communal garden. Freshly decorated with a feature wall in patterned wallpaper and carpet flooring. Access to the dining room via a timber and glazed door.

The dining room is located to the rear also with a large double glazed window and access to the kitchen. Versatile room that could be used for a variety of purposes such a playroom or home office. An open doorway from here leads into the spacious kitchen which is located to the front of the property, where large double glazed windows allow in a lot of natural light. Good range of floor and wall units with ample work surface space and tiled splash backs. Well equipped with integrated double electric oven and four burner ceramic hob with extractor above, space for fridge freezer, washing machine and dishwasher. Single bowl stainless steel sink and drainer with mixer tap. Central heating radiator, vinyl flooring and ceiling light.

Also on the this level is the WC which is a useful additional facility, comprising of a 2pc suite of wash hand basin and WC. Located to the front of the property with double glazed opaque window. Decorated in fresh neutral tones with vinyl flooring and central heating radiator.

A carpeted turning staircase with double glazed window to the front, provides access to the upper level where three double bedrooms and shower room are located. The landing has two large storage cupboards, one housing the combination gas boiler and provides excellent additional storage. There is an access hatch to the roof space also with pull down ladder. All the bedrooms are bright and spacious, two with built in cupboards and are very well presented. The shower room has been upgraded in recent years to a beautiful standard, comprising of double walk

in shower enclosure with chrome shower run off the boiler, WC and wash hand basin set in vanity furniture. Shower boards give the room a clean, fresh feel and a large double glazed opaque window provides ample natural light. Chrome heated towel rail and vinyl flooring.

Viewing is a must to fully appreciate size, layout and finish.

Room Sizes

Sitting Room: 3.65 x 4.12

Dining Room: 310 x 2.50

Kitchen: 4.13 x 2.31

WC: 1.73 x 2.00

Bedroom: 3.87 x 3.10

Bedroom: 3.08 x 3.80

Bedroom: 3.37 x 2.36

Shower Room: 1.73 x 2.43

Externally

To the rear of the property is a shared garden ground area with clothes drying facilities. Parking is to the rear and front of the property on street or in the large carpark opposite the front of the building. The secure entry system is on both the front and rear doors.

Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and take a right onto Havelock Street. Take the second left onto Wellfield Road and left at the top of this road onto Dickson Street. The property lies on the right 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.

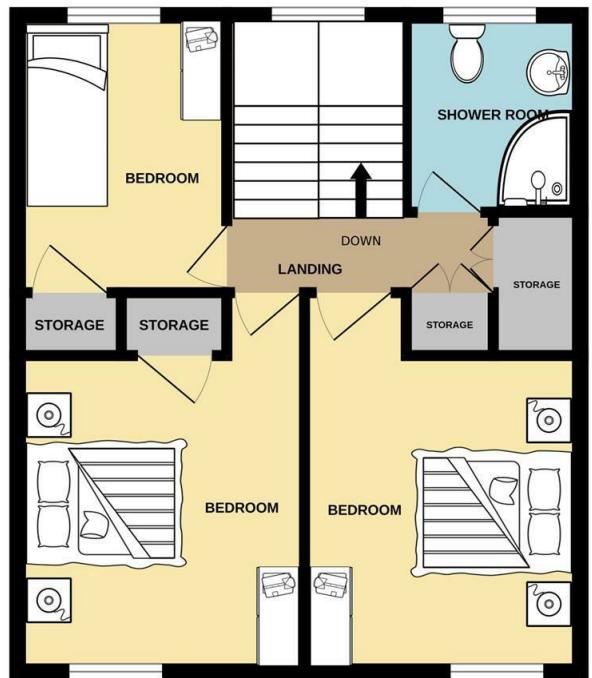
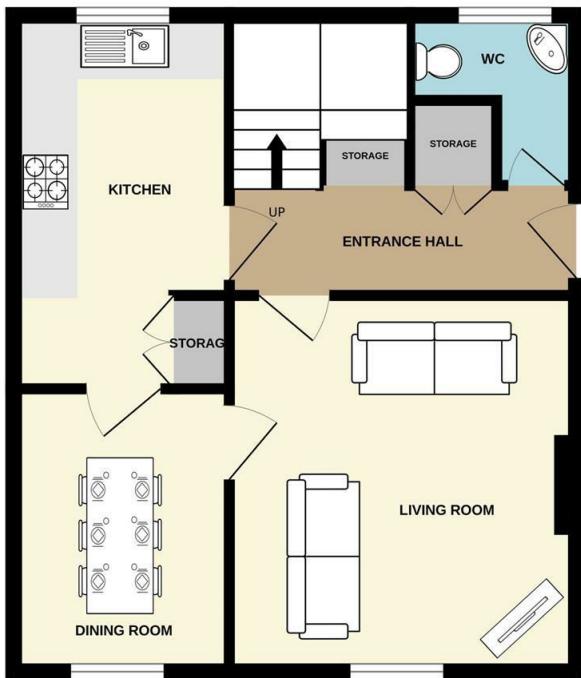


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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		
Scotland	EU Directive 2002/91/EC	

1ST FLOOR

2ND FLOOR



16D DICKSON STREET, HAWICK.

Important:

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