



# BANNERMANBURKE

PROPERTIES LIMITED



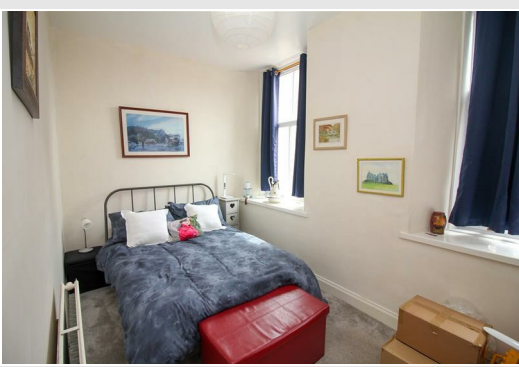
**2A Baker Street, Hawick, TD9 9BW**  
**Offers In The Region Of £85,000**





# 2A Baker Street, Hawick, TD9 9BW

## Offers In The Region Of £85,000



■ HALLWAY ■ LARGE SITTING ROOM ■ DINING KITCHEN ■ THREE DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ UTILITY ROOM/SHOWER ROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ SECURE ENTRY PHONE SYSTEM ■ EPC RATING C

Viewing comes highly recommended of this extremely spacious three bedroom first floor flat in a very central location of town. Offered for sale in very good order with gas central heating and double glazing and secure entry phone system. Ideal first time buy, buy to let or downsizing opportunity.

### Hawick

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

2A Baker Street is ideally located for all local amenities and on a good bus route. The property is entered via a secure entry system in to a communal close which has just been recently redecorated in fresh neutral tones. The flat is accessed from the first floor into a vestibule and hallway. The bright and spacious living room is located to the front of the property with large double glazed double aspect windows providing lots of natural light. The room benefits from high ceilings and deep timber skirtings with timber fire surround a lovely feature. Timber effect vinyl flooring has been recently fitted. There is access from here via double doors to the dining kitchen which is located to the side of the property with large sash and case double glazed windows. Good range of floor and wall units with ample work surface space and breakfast bar area with high stools. Space for under counter fridge and integrated single electric oven and four burner gas hob. Composite sink and drainer with large shower tap newly installed and wall mounted combination gas boiler.

The three bedrooms are doubles with one having a large fitted wardrobe for storage. All have double glazed sash and case windows. The hallway which is 51 ft long has a good range of various storage cupboards also and access to the utility room and family bathroom. The family bathroom is a generous size consisting of a 3pc suite of wash hand basin, WC and bath with electric shower above and has ample space for additional storage units. The utility room is a useful facility also with plumbing for washing machine and has the added benefit of a double walk in shower enclosure with shower run off the boiler and access hatch to a roof space for storage.



## Room Sizes

Sitting Room - 4.30 x 5.60

Dining Kitchen - 2.30 x 4.39

Double Bedroom - 3.22 x 3.39

Double Bedroom - 2.18 x 4.03

Double Bedroom - 3.43 x 2.17

Bathroom - 2.97 x 2.19

Utility Room/Shower Room - 2.27 x 1.92

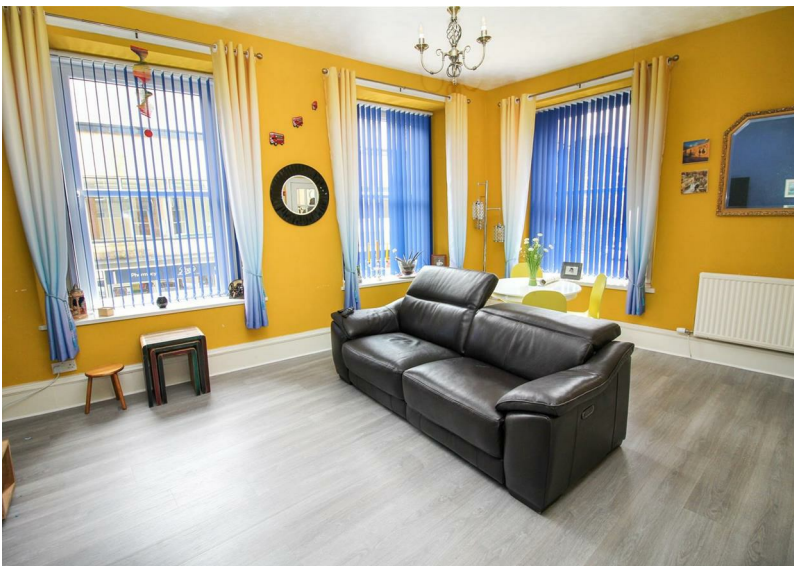
## Sales and Other Information

### Fixtures and Fittings

All carpets, light fittings, floor covering, blinds, curtains 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		
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		
Scotland		
EU Directive 2002/91/EC		



2A BAKER STREET, HAWICK

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