



BANNERMANBURKE

PROPERTIES LIMITED



3 Marmion Road, Hawick, TD9 9PE
Offers In The Region Of £215,000



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- HALLWAY ■ SITTING ROOM ■ DINING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ SINGLE BEDROOM ■ BATHROOM ■ GAS CH AND DG ■ GARAGE, GARDENS AND DRIVEWAY ■ EPC RATING E

****CLOSING DATE - MONDAY 12TH APRIL @ 12PM****

Immaculately presented three bedroom bungalow offered for sale in pleasing order in a quiet and sought after part of town. Set in a generous plot, the property has a well presented garden with seating area/patio. Internally the property boasts a spacious sitting room with arch to dining room, well appointed and stylish kitchen, three bedrooms and bathroom. Off street parking is by way of a single car garage and driveway.

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 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.

Hawick Distances

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 forms a detached three bedroom bungalow set in a generous plot with garden to the front laid to lawn with shrubbed borders. Tarmac driveway with off street parking and shed to the side. To the rear is slightly elevated area of lawn with patio and clothes drying facilities. Overlooking the fields to the rear. Integrated outhouse houses the boiler and washing machine. Paved pathway leads to the front door. There is also side access to the rear garden and the attic is fully insulated.

Hallway

Freshly decorated in neutral tones with carpet flooring and central heating radiator and two ceiling lights. Smoke alarm and access hatch to the roof space. Telephone point. L shaped and provides access to all the accommodation. Two sets of cupboards with storage space.

Sitting Room with arch to Dining Area

19'10" x 13'3" and (6.07 x 4.05 and 3.29 x 3.80)

Lovely bright room located to the front with double glazed bay window providing pleasant views. Ceiling light fitting, central heating radiator and TV aerial point. Decorated in fresh neutral tones with coving to ceiling and carpet flooring. Main focal point of the room is the timber fire surround with gas fire inset set upon a marble hearth. Open archway leads to dining area. The dining area has a double glazed window to the front and is freshly decorated in neutral tones. Central heating radiator and attractive ceiling light fitting with ceiling rose. Carpet flooring. Ample space for table and chairs.

Kitchen

3.41 x 3.70

Located to the rear. Double glazed window. Ample floor and wall mounted units in cream gloss with marble effect worksurfaces and composite sink and drainer in black with mixer tap. Integrated fridge and freezer and space for an electric cooker. Karndean flooring and white painted timber finishes. Cooker included in the sale. Chimney style cooker hood located over the cooker. Good storage facilities. Step down leads to small vestibule to the rear which has a central heating radiator and ceiling light. Door to rear garden.

Double Bedroom

3.60 x 3.87

Good sized room located to the front with double glazed window. Central heating radiator and ceiling light. Ample space for bedroom furniture.

Double Bedroom

3.63 x 3.58

Located to the rear of the property with double glazed window overlooking the rear garden. Freshly decorated in neutral tones with carpet flooring and central heating radiator and ceiling light. Built in wardrobe.

Single Bedroom

3.02 x 2.42

Single sized room located to the rear with double glazed windows. Decorated in neutral tones with carpet flooring and central heating radiator. Ceiling light. Built in wardrobe with hanging and shelving and cupboards above.

Bathroom

1.69 x 2.38

Located to the rear with double glazed window. Comprises of three piece white suite of wash hand basin, WC and bath. Mira Play electric shower located over the bath. Tiled to full height in a white tile. Chrome heated towel rail. Vinyl flooring.

SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

Carpets and floor coverings included in the sale and integrated appliances.

Services

Mains drainage, water, gas and electricity.



Offers:

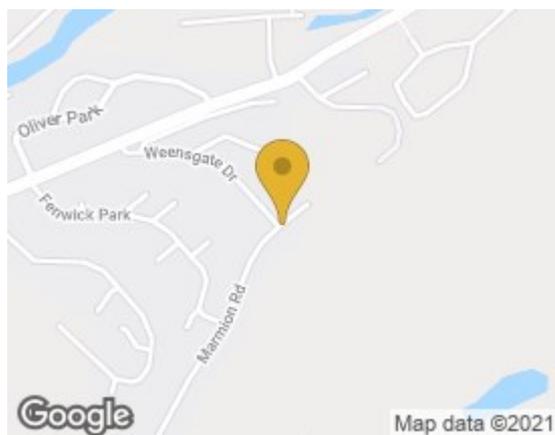
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

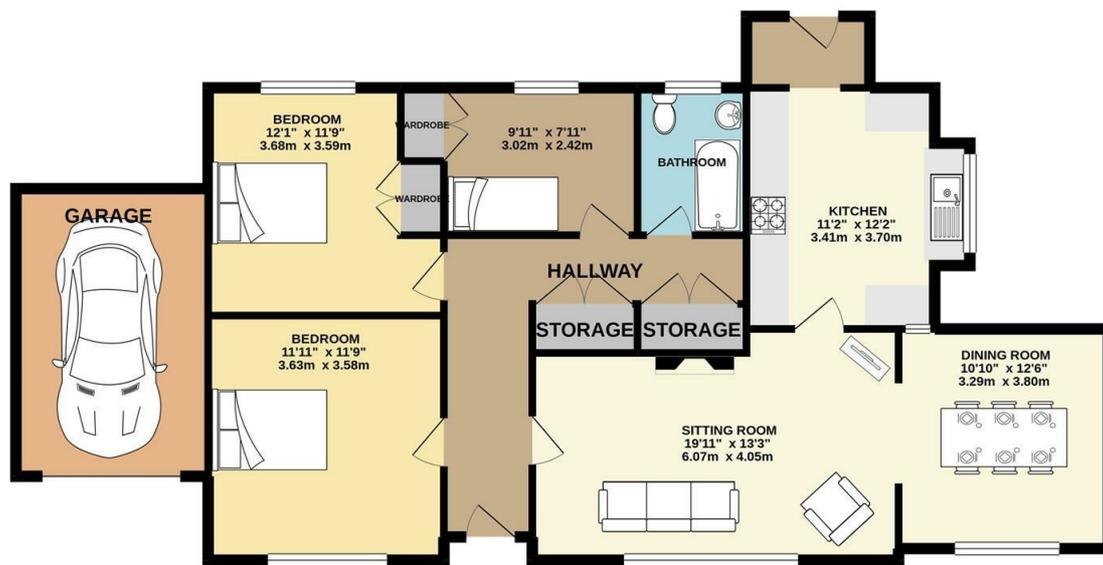
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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