



BANNERMANBURKE

PROPERTIES LIMITED



8 Park Grove, Hawick, TD9 7JJ
Offers In The Region Of £415,000



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- OPEN PLAN DINING KITCHEN ■ UTILITY ROOM ■ SITTING ROOM ■ LIVING ROOM/BEDROOM 4/HOBBY ROOM ■ CONSERVATORY ■ 3 DOUBLE BEDROOMS ■ 2 SHOWER ROOMS (ONE ENSUITE) AND WC ■ BEAUTIFUL WELL TENDED GARDENS WITH DECKING AND PATIO ■ DRIVEWAY AND DOUBLE GARAGE ■ STUNNING SURROUNDING VIEWS

We are thrilled to present for sale this exceptional split-level detached family home, boasting a double garage, private driveway and beautiful gardens featuring decking and patio - perfect for outdoor entertaining. Located in a quiet cul-de-sac on the edge of town, a short walk to all local amenities and Wilton Lodge Park. Internally the property is finished to an exacting standard showcasing contemporary and stylish kitchen and bathroom facilities. The stunning open plan kitchen is flooded with natural light, providing a vibrant and inviting central hub for modern family living. Set in an elevated position, this property enjoys stunning panoramic views of the surrounding town and beautiful countryside.

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 the front via a double UPVC door under a covered porch to the vestibule that opens into the bright, welcoming and spacious hallway and open plan dining kitchen. The impressive open plan hallway and dining kitchen exude the wow factor offering a bright and spacious area with double aspect windows allowing in lots of natural light. The kitchen is both stylish and contemporary with a good range of floor and wall units in high gloss cream and ample work surface space. Well equipped with integrated appliances such as single electric oven with integrated microwave above

and warming drawer, four burner induction hob, fridge freezer, dishwasher and pull out larder cupboards. A kitchen breakfast island provides extra counter and storage space with bar seating. This sizeable open plan room offers great entertaining space or family gathering hub with ample space for dining table and chairs and additional seating. The utility room is located to the side with floor and wall units providing additional storage with sink and drainer and wall mounted condensing combination gas boiler. Space and plumbing for a washing machine and tumble dryer. A door leads through to the double garage where there is space for two vehicles with up and over electric door, side door entrance from the garden and the benefit of power and light.

The imposing sitting room is located to the rear and is a beautiful space that can be accessed from the hallway or from the dining kitchen. This dual aspect room enjoys an abundance of natural light with stunning open views. Decorated in neutral tones with laminate flooring, the main focal point of the room is the log burning stove set upon a granite hearth.

On this same level are three large double bedrooms with the master ensuite and Jack and Jill family shower room accessed from the hallway or front bedroom. Both shower rooms are pristine with under floor heating comprising of double walk in shower enclosures with chrome showers run off the boiler, WC's and wash hand basins set in vanity furniture. Both are beautifully tiled to full height with tiled flooring, chrome heated towel rails and heated back lit mirrors.

From the hallway a carpeted turning staircase leads to the lower level where the conservatory, living room/bedroom 4 and WC are located. The living room/bedroom 4 is currently used as a hobby room with double aspect windows and lovely views. This room is flexible in use and could be used for a variety of purposes. Double timber and glazed doors give access to the very large conservatory offering easy access to the garden. Warm and inviting and equipped with a large central heating radiator to ensure year round use and enjoyment.

Room Sizes - (Metres)

SITTING ROOM 7.20 x 4.15 (23ft 6in x 13ft 6in)
 OPEN PLAN DINING KITCHEN 9.50 x 6.00 (31ft 2in x 19ft 7in)
 UTILITY ROOM 2.90 x 1.80 (9ft 5in x 5ft 9in)
 MASTER BEDROOM 4.30 x 3.20 (14ft 1in x 10ft 5in)
 DOUBLE BEDROOM 5.90 x 3.00 (19ft 4in x 9ft 8in)
 DOUBLE BEDROOM 6.30 x 3.00 (20ft 7in x 9ft 8in)
 ENSUITE SHOWER ROOM 3.00 x 1.80 (9ft 8in x 5ft 9in)
 JACK AND JILL SHOWER ROOM 2.90 x 2.30 (9ft 5in x 7ft 5in)
 WC 1.67 x 0.90 (5ft 5in x 3ft)
 LIVING ROOM/BEDROOM 4/HOBBY ROOM 7.00 x 4.00 (23ft x 13ft 1in)

CONSERVATORY 4.70 x 4.55 (15ft 4in x 15ft)

DOUBLE GARAGE 6.15 x 5.55 (20ft x 18ft 2in)

Externally

Beautiful grounds envelope the property with large driveway to the front providing ample parking for several vehicles. The rear gardens are well tended with lovely shrubbed borders and bounded by hedging, giving a great deal of privacy. There is a generous patio to one side and a large area of decking to the other, connected by a paved terrace, where all day sunshine can be enjoyed. External lighting and tap are a great benefit and the garden shed and greenhouse are included in the sale.

Directions

Entering Hawick on the A7 from the North, take a right onto Commercial Road and continue along to the end of the road and take a right onto Albert Place and immediate left onto Victoria Road. After the gates to Wilton Lodge Park, take a left onto Wilton Park Road and continue along this road. Take a left before the end of the road remaining on Wilton Park Road and first right into Park View. Follow the road up into Park Grove and the property lies on the left hand side.

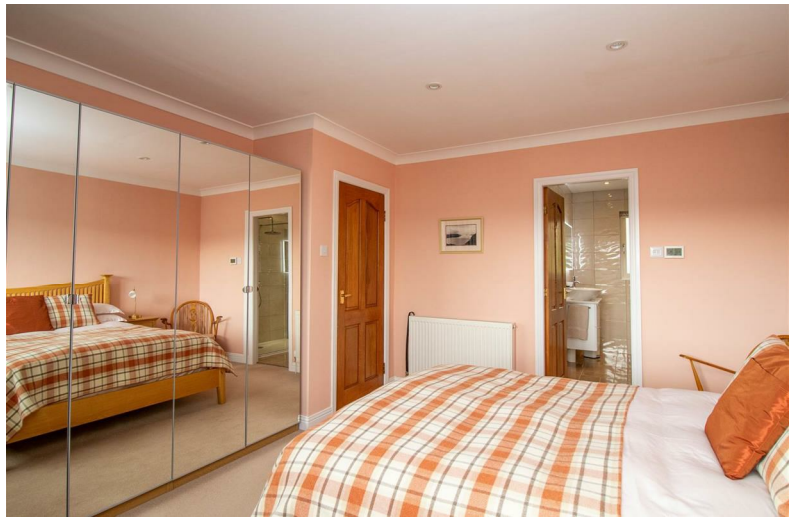
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, blinds (excluding Roman Blinds) white goods, integrated appliances, garden shed and greenhouse 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		
	73	78
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		
	67	72
Scotland	EU Directive 2002/91/EC	



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