



BANNERMANBURKE

PROPERTIES LIMITED



4 Leaburn Drive, Hawick, TD9 9NZ
Offers In The Region Of £110,000



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- Two large double bedrooms ■ Spacious sitting room with lovely views ■ Kitchen ■ Bathroom ■ Usable attic space ■ Double Glazing ■ Gas Central Heating ■ Garage ■ Private garden and decking ■ EPC Rating D

Spacious first floor flat with large rooms, located in a popular residential area, close to the town centre and Trinity Primary School. Stunning views over the town and the countryside beyond. Offered for sale in good order with gas central heating and double glazing. Additional usable space and further storage located in the attic. Private gardens and decking located to the rear with a single car garage for of street parking.

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.

Directions

Heading out of Hawick towards Denholm on Weensland Road (A698), take a right up on to Leaburn Drive. The property is located in the first block on the right hand side.

The Property

The property is entered via external covered stairs at the side of the building. Entered into a small vestibule which leads up a few stairs into the main hallway which serves all rooms separately. All rooms are bright and well appointed. The living room and main bedroom have stunning views over the town and countryside beyond. There is garden and decking to the back of the property with a private single car garage.

Rooms

Vestibule

4'5" x 4'4" (1.35 x 1.33)

Entered from the main door with double glazing on both sides. Entrance to main house.

Hallway

Large hall with 5 steps up to the main level. The hall serves all rooms and access to the attic space via a ramsay ladder.

Sitting Room

15'11" x 15'1" (4.86 x 4.62)

Spacious and bright room located to the front offering lovely open views over the town and countryside beyond from the bay window. Three double glazed windows. Carpet flooring. Fyffe stone fireplace. Ample space for additional dining area if required.

Kitchen

7'1" x 11'11" (2.17 x 3.65)

Located to the rear overlooking the garden. Wall and floor mounted units. Worcester combi boiler is housed within the units. Paneling to the ceiling. Double glazed windows to the rear. Ceiling spotlighting.

Bathroom

6'4" x 7'10" (1.94 x 2.39)

Comprises wash hand basin, WC and bath. Electric shower located over the bath. Vinyl flooring. Opaque double glazed window to the rear.

Back Bedroom

10'11" x 13'0" (3.34 x 3.97)

Generously sized room located to the rear of the property. Double glazed window overlooking the gardens. Carpet flooring. Built in wardrobe space.

Front Bedroom

13'4" x 14'11" (4.08 x 4.55)

Located to the front. Built in wardrobes for storage. Double glazed window to the front with lovely views. Carpet flooring.

Attic Space

12'5" x 14'2" (3.81 x 4.33)

Entered from the hallway via a ramsay pull down ladder. This room is floored, boarded and decorated and has a roof light. Ideal for home office or children's play area. A further room is accessed from here which can be used for further storage.

Outside Space

Garden areas and paved decking is located at the rear of the property, along with the single car garage.

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:

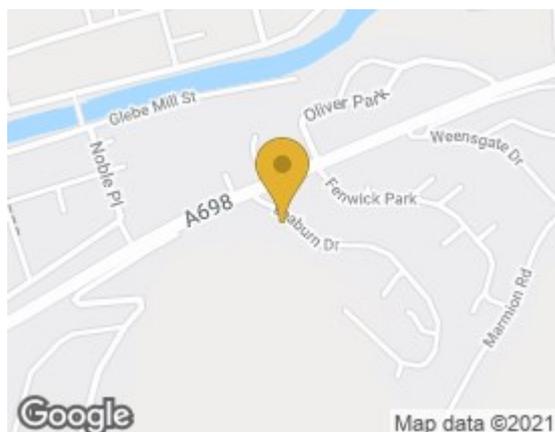
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

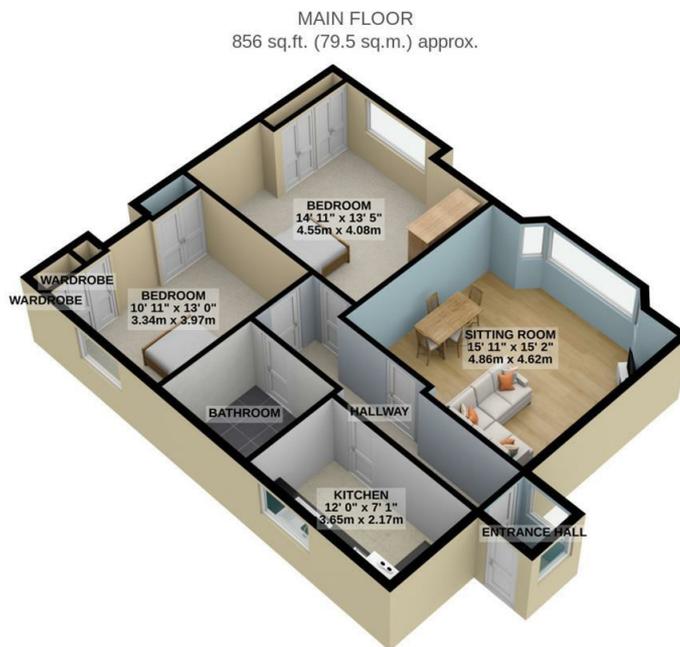
Notice:

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	
		61	69

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	
		54	66



4 LEABURN DRIVE, HAWICK

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