



# BANNERMANBURKE

PROPERTIES LIMITED



**27 Ashloaning, Denholm, Hawick, TD9 8NW**

**Offers Over £115,000**

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# 27 Ashloaning, Denholm, Hawick, TD9 8NW

## Offers Over £115,000



- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ TWO DOUBLE BEDROOMS ■ BATHROOM ■ OIL CH/DG ■ FRONT AND REAR GARDENS ■ FULLY FLOORED ATTIC ■ EPC RATING D

Lovely two bedroom mid terraced dwelling house in the sought after village of Denholm. Presented for sale in immaculate order benefitting from a front paved garden and rear decking with summerhouse. Ideal first time buy or downsizing opportunity.

### Denholm

The beautiful village of Denholm lies between Hawick and Jedburgh and is well situated for easy access to the A68 and A7, linking to main Borders towns and Edinburgh and Carlisle beyond. This historic village is one of the most sought after villages in the Borders. Set around an attractive village green, its amenities include a post office and general store, popular cafe/restaurant, antique shop, coffee shop, butchers, hairdressers, garage, church, two village pubs and village hall. There is a new award-winning primary school, with secondary schools available in either Jedburgh or Hawick. The 18-hole Minto Golf Course is nearby and the village is a focus for local events including the annual Denholm Folk Festival and Border Bogie Competition. The vibrant community life is complimented by the idyllic rural setting close to the River Teviot, Minto Hills and Ruberslaw, providing easy access for walking and cycling.

### Travel

Hawick 5 miles, Jedburgh 6 miles, Galashiels 20 miles, Melrose 16 miles, Newtown St Boswells 12 miles, Kelso 22 miles, Carlisle 50 miles, Edinburgh 50 miles, Newcastle 60 miles

Located between the A7 and the A68, both providing a through-route to north to Edinburgh and south to Carlisle and the M6 and Newcastle. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

### The Property

Delightful mid terraced two bedroom house located in a residential part of the quaint village of Denholm a short walk to the Village Green and amenities. Located on the ground floor is a modern bathroom and a spacious and bright open plan sitting room with dining area and kitchen. The first floor houses two good sized bedrooms with possibility to create a third bedroom subject to planning consents. There are low maintenance front and rear gardens with external sensor lighting and external tap. The property has oil central heating and on street parking. There is also a fully floored attic.

### Entrance Hall

Entered via UPVC front door. Decorated in neutral tones with laminate flooring and timber dado rail. Central heating radiator. Wall light fitting. Turning carpeted staircase leads to the upper level. Recessed alcove area houses timber louvre doors to an understairs storage cupboard where there is plumbing for a washing machine and tumble drier.

### Bathroom

5'5" x 6'6" (1.67 x 2.00)

Located on the ground floor to the front. Opaque double glazed window out. Aqua boarded to all four walls in white with vinyl flooring. Three piece white suite of bath, wash hand basin and WC. Bath shower mixer tap. The wash hand basin and WC are set in to vanity furniture for storage. Wall mounted heated towel rail.

### Sitting Room

12'6" x 12'11" (3.83 x 3.94)

Open plan to the dining area and kitchen. Located to the front with double glazed window out. Two central heating radiator and ceiling spotlight fitting. Timber finishes and laminate flooring. Main focal point of the room is the ornate timber fire surround with tiled back and hearth and electric fire set upon.

## Dining Area and Kitchen

22'4" x 9'10" (6.83 x 3.01)

Double glazed windows to the rear and a door out. Dining area has ample space for dining table and chairs. Laminate flooring and central heating radiator. Halogen ceiling spotlight fitting. Large timber dresser (included in the sale) The kitchen has a good range of cream shaker style floor and wall units with neutral coloured worksurfaces and a built in breakfast bar area. Space and plumbing for a dishwasher (incl in the sale) Cream sink and drainer with mixer tap. Electric oven included in the sale and integrated extractor. Space for fridge freezer.

## Upper Landing

Accessed via the carpeted staircase from the hallway. On the turn of the stairs is an integrated storage cupboard and the upper landing has a smoke alarm and ceiling spotlight fitting.

## Double Bedroom

12'7" x 9'10" (3.85 x 3.00)

Located to the rear with a double glazed window out offering pleasant views. Decorated in neutral tones with carpet flooring and timber finishes and central heating radiator. Ceiling light. Ample space for bedroom furniture.

## Double Bedroom

13'3" x 9'4" (4.05 x 2.85)

Also located to the rear with a double glazed window. Decorated

in neutral tones with timber finishes and carpet flooring. Central heating radiator and ceiling light. Good fitted wardrobes for storage (included in the sale) Bunk beds can also be left if so desired. Sliding mirrored doors lead to a large walk in room large enough to house a single bed which could be extended with a dormer subject to planning to create a third bedroom.

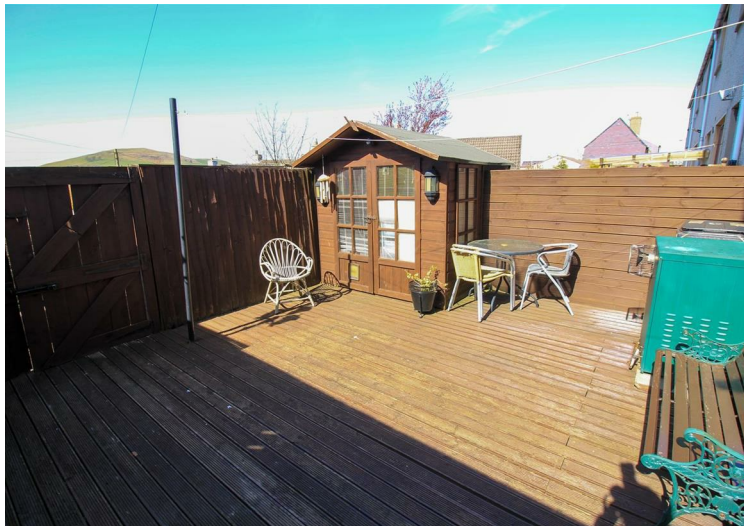
## Sales and Other Information

### Fixtures and Fittings

All carpets and floor coverings included in the sale. The dishwasher and cooker are also included in the sale. Bunk beds can be left if so desired.

### Services

Mains drainage, water, oil central heating and electricity.





Offers:

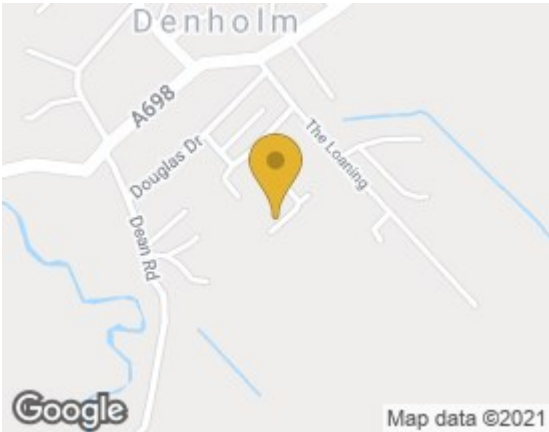
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

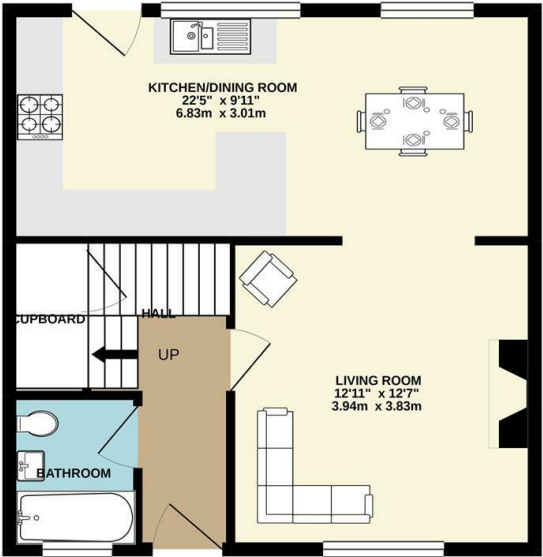
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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.



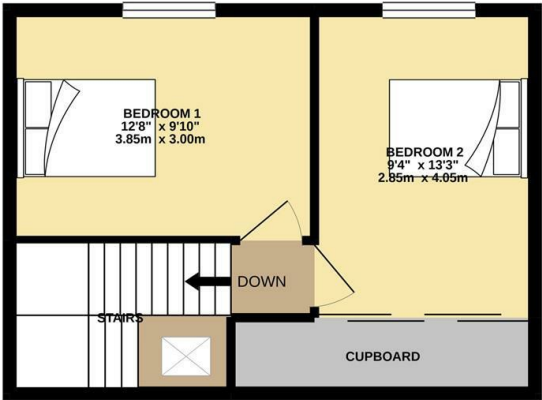
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
	54	72
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

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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