



BANNERMANBURKE

PROPERTIES LIMITED



3 Minto Place, Hawick, TD9 9JL
Offers In The Region Of £45,000



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- PRIVATE FRONT AND BACK DOOR ACCESS ▪ SITTING ROOM ▪ KITCHEN ▪ BEDROOM ▪ SHOWER ROOM ▪ FRONT COURTYARD ▪ REAR GARDEN WITH SHED ▪ GAS CENTRAL HEATING AND DOUBLE GLAZING ▪ EPC C

Viewing comes highly recommended of this ground floor, one bedroom flat with private garden to the rear. Located in the popular Terraces area of town, just a short walk to the High Street and all local amenities. With a degree or renovation this property would make an ideal first time buy, down size opportunity or rental investment. Benefits from gas central heating and double glazing throughout.

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 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.

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

The property is entered via a double glazed door into the sitting room which is a large room offering ample space for furniture and access to the kitchen, bedroom, and shower room. A large cupboard within the sitting room provides good storage and a recessed display unit with cupboard below, provides further storage. The main focal point of the room is the electric fire with timber fire surround and tile to back and hearth. The galley style kitchen is to the rear with a door leading out to the garden. Floor and wall mounted units in white with grey work surfaces, single bowl sink and drainer with mixer tap and tile to splash back areas. Integrated single electric oven and 4 burner ceramic hob with cooker hood over. Space and plumbing for washing machine and space for free standing fridge freezer. The Potterton gas boiler is wall mounted in the kitchen also.

The bedroom is a good size and is to the rear with lovely views out over the garden and surrounding area. Decorated in neutral tones with laminate flooring. A recessed display unit provides shelving and the high ceilings give the room a nice spacious feel. The shower room is to the front and comprises of shower enclosure with electric shower, WC and wash hand basin set in vanity furniture. Double glazed window to the side of the property. This property has the potential to be a fantastic first time home or lock up and leave and should be viewed to fully appreciate.

Room Sizes

Sitting Room 4.70 x 4.20

Kitchen 4.46 x 1.50

Bedroom 4.50 x 3.35

Shower Room 2.00 x 1.70

Externally

From street level stairs lead down to a lovely little courtyard which has a small area with planters, space for bin storage and access to the property. To the rear is a generous sized tiered garden with patio, area laid to lawn and chipped area with a newly erected shed. Steps lead from the garden to a path allowing the property to be accessed from either side.

Directions

From the High Street turn left immediately after the Town Hall and continue up the hill and over the bridge. Take the second left onto Wellogate Place and follow the road round onto Minto Place, the property is on the left.

Sales and Other Information

Fixtures and Fittings

All floor coverings, carpets, 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.

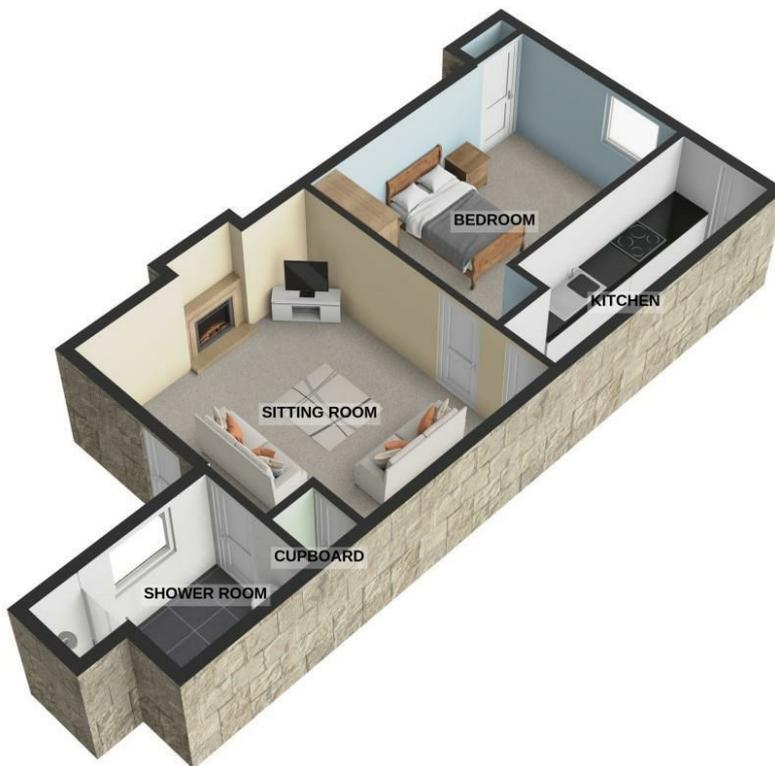
Notice:

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		72	78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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	



3 MINTO PLACE, HAWICK

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