



# BANNERMANBURKE

## PROPERTIES LIMITED



**1/4 Brougham Place, Hawick, TD9 9JU**

**Offers Over £75,000**



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Offers Over £75,000



- SECURE ENTRY SYSTEM
- HALLWAY
- SITTING ROOM
- DINING KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- BEAUTIFUL PERIOD FEATURES
- CENTRAL LOCATION AND LOVELY VIEWS
- GAS CENTRAL HEATING
- EPC RATING D

Heritage flat with original period features situated in the heart of the town overlooking the iconic Hawick horse monument. 1/4 Brougham Place exudes rustic charm and offers stunning features with stripped pine doors and skirtings. Located on the top floor this lovely 2 bedroom property benefits from stunning views over the town and countryside, secure entry system and gas central heating and would make an ideal first time buy, holiday home or rental investment.

## 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 at street level via a solid timber door with secure entry system, a very well maintained communal stair leads to the 3rd floor where the property is located and shares a landing with one other property. The hallway gives access to all accommodation and has a utility cupboard which houses the combination gas boiler and has space and plumbing for a washing machine. The sitting room is located to the side with 2 tall sash and case windows looking out to lovely views including Trinity Gardens and allowing good natural light to fill the room. The main focal point of the sitting room is the open grate fire with timber surround set on tile hearth. Also to the side is the single bedroom which enjoys the nice views and would make an ideal bedroom or working from home space. The main bedroom is to the rear with tall window and has hanging space for clothes. The dining kitchen is located at the end of the hallway with sash and case window and is a spacious room that could be used for everyday living purposes with ample space for furniture and a cosy log burning stove set on slate hearth. The kitchen is well equipped with base units and display cabinet, stainless steel worksurfaces and white tile to splashback areas. Quality integrated appliances including Smeg gas oven and hob with chimney style cooker hood over. Belfast sink with mixer tap and a Velux window flows light into the room. The bathroom comprises of beautiful freestanding roll top clawfoot bath with chrome taps and shower carefully chosen to tie in with the traditional style of the room, WC and wash hand basin. A Velux window allows good natural light in and a chrome heated towel rail is wall mounted. This stunning property has been lovingly maintained and is beaming with period features including stripped wood doors with brass handles, hard wood floors, high skirtings, traditional style radiators and dome dolly light switches. Decorated in neutral tones throughout and benefiting from gas central heating, this property is move in ready and should be viewed to fully appreciate the style and charm.

## Room Sizes

Hallway 4.67 x 2.00  
Kitchen/Dining Room 3.77 x 5.47  
Sitting room 4.39 x 3.28  
Bedroom 2.05 x 3.29  
Single bedroom 2.00 x 2.78  
Bathroom 1.97 x 2.06

## Directions

The property is located just off the high street and is accessed via a secure entry door on Brougham Place. What3Words///nowadays.corn.hypnotist

## Sales and Other Information

### Fixtures and Fittings

All floor coverings, light fittings and integrated appliances included in the sale.

### Services

Mains drainage, water, gas and electricity.



**Offers:**

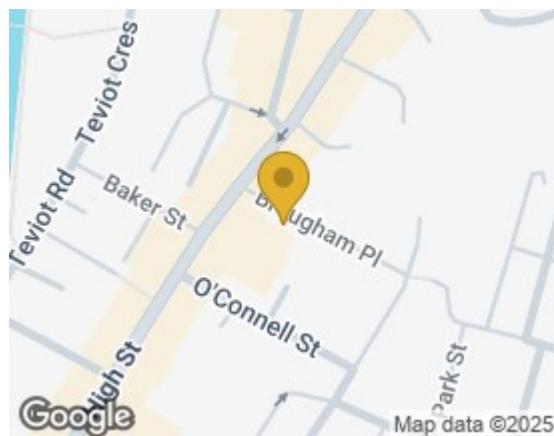
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

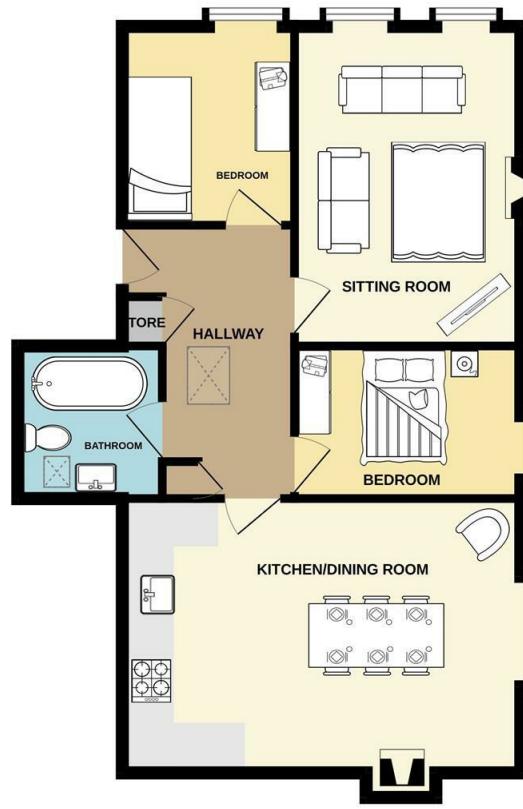
**Notice:**

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	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	

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