



BANNERMANBURKE

PROPERTIES LIMITED



Morrison Cottage Morrison Place, Hawick, TD9 0JD
Offers Over £140,000



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- FRONT AND SIDE VESTIBULES ■ HALLWAY ■ LIVING ROOM ■ DINING KITCHEN ■ BATHROOM ■ 2 DOUBLE BEDROOMS ■ CELLAR ■ FRONT AND SIDE GARDENS WITH SUMMERHOUSE AND DECKING ■ IMMACULATED PRESENTED ■ EPC RATING D

We are delighted to bring to market this truly exceptional two bedroom cottage, located in the popular West End of town, a short walk to the High Street and all local amenities. Lovingly renovated to a very high standard by the current owners, Morrison Cottage is presented for sale in immaculate order and offers spacious and well appointed accommodation. Gardens to both the front and side of the property are a great advantage with decking and summerhouse, that benefits from power and light. An ideal starter family home, down size opportunity, holiday home or rental investment. Viewing is highly recommended to avoid disappointment.

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

Entered from the front, a large solid timber door leads into the vestibule which is decorated in blue with tiled patterned floor with an Edinburgh press cupboard offering storage. From here a timber and glazed door opens into the hallway giving access to the living room, kitchen and staircase to the upper level. A large cupboard has coat hooks and shelving and a door within this cupboard leads down to the cellar space where

further storage is offered. The cosy and elegant living room is located to the front with a double glazed window. The main focal point of the room is the log burning stove set upon a tiled hearth with natural stone and chunky wood mantle over. A feature wall is decorated in a checked wallpaper with the remaining room décor in a warm cream with luxurious carpet to floor and deep skirtings. The lighting in this room adds to the feel with spotlights recessed into a drop panel surrounding the room. The kitchen is equally impressive with stunning high gloss units to floor, wall and large island, which also offers dining for 4. Ample beautiful solid timber worksurfaces with undermount Belfast style sink with mixer tap over and grey tile to splash back. Integrated electric oven and induction hob with chimney style cooker hood, fridge freezer and washing machine. The Worcester combination boiler is housed in a cupboard with the electric meter and switch gear located here also. This stylish room has double aspect windows to both the front and rear of the property and a door leads to a small vestibule allowing access out to the side garden. The gorgeous hallway is decorated in a contemporary style with grey to walls and white trim. A turning stair with runner leads to the upper level where the two bedrooms and bathroom are located. A skylight allows natural light to the hallway and stunning light fittings finish the look. The 4 piece bathroom comprises of bath, WC, wash hand basin set in vanity furniture and quadrant shower enclosure with double headed chrome shower run from the boiler. Tiled to full height in contrasting grey tones and marble effect tile to floor. 2 large opaque windows flood this room with light.

The 2 bedrooms are doubles with bay windows to the front offering far reaching views over the town and surrounding countryside. Both decorated in neutral tones with carpet to floor, the master offers built in wardrobes, wall mounted TV point and lovely panel detail with wall lights to the feature wall.

Room Sizes

Vestibule 1.59 x 1.05
Living Room 3.67 x 4.68
Kitchen 3.67 x 4.87
Bedroom 3.82 x 4.91
Bedroom 3.69 x 4.94
Bathroom 2.94 x 1.55
Cellar 4.47 x 3.95

Externally

The side garden has been landscaped and is very low maintenance,

bounded by fencing. Entered via a gate or from the side vestibule from the kitchen, a patio area houses the log store and steps lead down to more levels, laid with slate and offering clothes drying facilities. To the front of the property is a second garden. Bounded by fencing, this is a fantastic enclosed entertaining space with composite decking providing a lovely, private alfresco dining area. From here steps lead down to a summerhouse which is currently being used as a home gym. Benefiting from light, power, electric heating and TV point this room is versatile in use and would also make an ideal home office, bar or summerhouse.

Directions

Entering Hawick on the A7 from the south, take a right from Buccleuch Street onto Beaconsfield Terrace. Take the next right onto Morrison Place, the property is on the right.

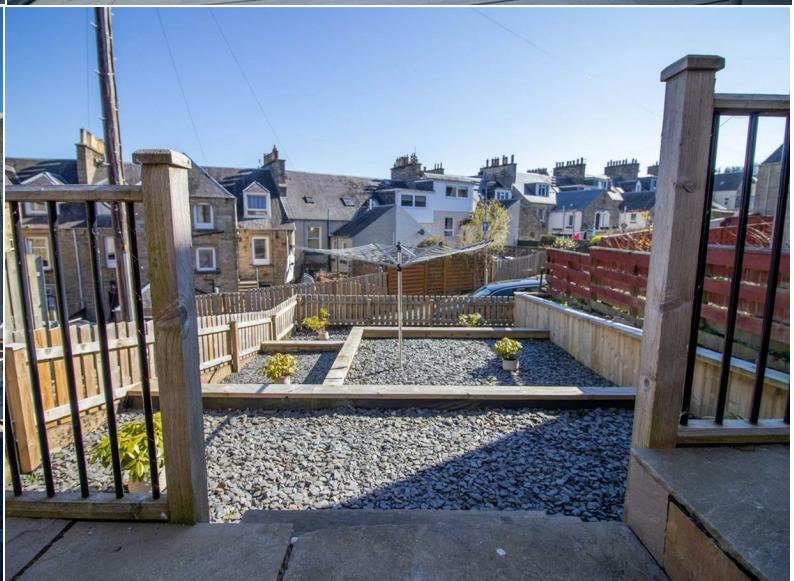
Sales and Other Information

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:

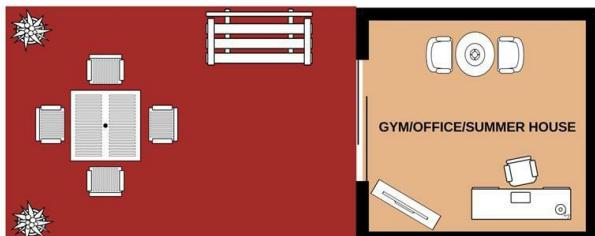
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		88
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



MORRISON COTTAGE, HAWICK.

Important:

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