



# BANNERMANBURKE

PROPERTIES LIMITED



**14/2 Havelock Street, Hawick, TD9 7BB**

**Offers In The Region Of £105,000**



# 14/2 Havelock Street, Hawick, TD9 7BB

## Offers In The Region Of £105,000



- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ SHOWER ROOM ■ FOUR BEDROOMS ■ OUTHOUSE AT FRONT DOOR ■ SHARED GARDEN WITH LARGE OUTHOUSE TO THE REAR ■ LOCATED CLOSE TO TOWN AND ALL LOCAL AMENITIES ■ EPC RATING C

This lovely four bedroom first floor flat offers spacious accommodation, just a short walk from the town centre, local amenities, and Wilton Primary School. Benefiting from stylish kitchen and shower room facilities, and tasteful décor, this delightful property would make an ideal first time buy, family home, downsizing opportunity, or rental investment, offering both spacious and versatile living accommodation. Additional features include a private outhouse, shared washhouse, and shared garden, all of which are excellent assets.

### 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 via a timber door with glazed panel above, this well presented first

floor flat offers bright, spacious accommodation throughout and is beautifully decorated in neutral tones, creating a fresh and welcoming feel. The entrance hallway provides access to all rooms within the property and features laminate flooring, three ceiling light fittings, a central heating radiator and smoke alarm. Positioned to the rear of the property, the generous sitting room is flooded with natural light from a large double glazed window. Freshly decorated in neutral tones with carpet flooring, the room offers excellent space for furniture and benefits from wall lighting, cornice detailing, central heating radiator, TV point and smoke alarm. The kitchen, located to the rear, is decorated in white with vinyl flooring and is both modern and practical, fitted with a good range of high gloss grey wall and floor units complemented by laminate worktops and matching splashback areas. Integrated appliances include a double oven, induction hob with extractor hood, and fridge freezer. There is also ample space for freestanding appliances including a washing machine, tumble dryer or dishwasher. Additional features include recessed ceiling spotlights, vinyl flooring, central heating radiator, display cabinets and space for a dining table and chairs. A large double glazed rear window sits above the stylish black one and a half bowl sink with mixer tap, while the Vaillant boiler is neatly housed within a cupboard.

Also located to the rear is the shower room, fitted with modern shower boarding for ease of maintenance and complemented by recessed ceiling spotlights, grey decor, vinyl to floor and an opaque double glazed window. The suite comprises a walk in shower enclosure with chrome fittings powered by the boiler, WC and wash hand basin set within vanity storage units. A chrome heated towel rail completes the space.

To the front of the property are the four bedrooms, all enjoying large double glazed windows that allow an abundance of natural light. Two of the bedrooms are spacious doubles, tastefully finished in neutral décor with fitted carpets, attractive wall panelling and recessed shelving. The two single rooms are equally bright and neutrally decorated, offering flexibility for family living, home working or guest accommodation.

### Room Sizes

SITTING ROOM 4.5 x 4.2

DINING KITCHEN 4.2 x 5.3

SHOWER ROOM 1.8 x 2.6

DOUBLE BEDROOM 3.5 x 3.8

DOUBLE BEDROOM 3.5 x 3.8

SINGLE BEDROOM 2.9 x 1.9

SINGLE BEDROOM 2.7 x 1.9

### Externally

The property benefits from a shared garden to the rear with communal outhouse. An additional store cupboard on the first floor landing is good for storage.

### Directions

Entering Hawick on the A7, continue down Wilton Hill and take a right onto Havelock Street. The property is half way up Havelock Street on the right hand side.

what3words///destiny.engraving.graduated

### 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](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			
<b>Scotland</b>		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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

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