



# BANNERMANBURKE

PROPERTIES LIMITED



**15 Haining Drive, Tweedbank, TD1 3RJ**

**Offers In The Region Of £160,000**



# 15 Haining Drive, Tweedbank, TD1 3RJ

## Offers In The Region Of £160,000



- SITTING ROOM ■ DINING ROOM ■ KITCHEN ■ WC ■ THREE BEDROOMS ■ BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ GARAGE ■ FRONT AND REAR GARDENS ■ GREAT STORAGE

**\*\*CLOSING DATE - THURSDAY 19TH SEPTEMBER AT 12 NOON\*\*** We are pleased to offer for sale this end of terrace three bedroom property in the very popular area of Tweedbank. In need of renovation, this property would make an ideal family home benefitting from a garage and private gardens. The living accommodation is well appointed and offers great scope for any new owner to put their own stamp on it. Ideally located for Tweedbank Train Station and on a good bus route. Early viewing is recommended.

### Tweedbank

Tweedbank, as the name suggests, sits adjacent to the River Tweed, and approximately 500 metres down river from Abbotsford House, the historic home of Sir Walter Scott. Tweedbank has a pond known as Gunknowe Loch (which is popular with locals due to its abundance of swans and ducks), several shops, a primary school and railway station. The village is served by Tweedbank railway station, the terminus of the Borders Railway that runs between the Central Borders and Edinburgh. Trains run half-hourly on weekdays, and hourly in evenings and at weekends. Tweedbank also boasts an all weather sports complex, an Astro turf football pitch, an indoor bowling club and a large children's all-weather play area. Tweedbank has a primary school with secondary schooling at the nearby towns of Galashiels and Melrose. The larger nearby town of Galashiels offers a full range shopping facilities including, ASDA, Tesco, Marks and Spencer and many more.

### Travel

Galashiels 2.5 Miles, Melrose 2 miles, Hawick 17 Miles, Selkirk 6 Miles, Jedburgh 16 Miles, Edinburgh 38 Miles

### The Property

The property is entered from the front into a hallway which provides

access to the WC, kitchen, dining room and sitting room. Two very large cupboards provide a great deal of storage. The kitchen is located to the front with double glazed windows overlooking the front garden. Good range of floor and wall units with ample work surface space and a single bowl stainless steel sink and drainer. Central heating radiator and ceiling light. Serving hatch to the dining room which is located to the rear with two double glazed windows and a door to garden. Versatile room with central heating radiator and ceiling light.

A bright living room is located to the rear also with large double glazed patio doors to the rear garden. A walk in cupboard provides excellent additional storage with the benefit of light.

The upper level houses three double bedrooms and shower room and provides access to the roof space. All bedrooms are well proportioned with double glazed windows, central heating radiators and ceiling lights. One bedroom boasts two large cupboards for storage, one housing the gas boiler.

The 3pc bathroom comprises of adapted shower, wash hand basin and WC and is located to the front with double glazed opaque window. Central heating radiator and ceiling light.

### Room Sizes

SITTING ROOM 3.20 x 4.75

DINING ROOM 4.20 x 3.20

KITCHEN 2.80 x 2.30

WC 1.38 x 0.86

BEDROOM 4.20 x 2.80

BEDROOM 3.55 x 3.12

BEDROOM 4.75 x 2.50

BATHROOM 2.00 x 1.95

### Externally

The property benefits from a front garden, off street parking space and garage to the front and an enclosed garden to the rear.

### Directions

Entering Tweedbank from the Tweedbank roundabout, continue forward past the Gun Knowe Loch and follow the road around. Take a left onto Essenside Drive and left again into Haining Drive. The property sits on the corner on the right hand side.

### Sales and other information

### Fixtures and Fittings

N/A - sold as seen.

### 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:**

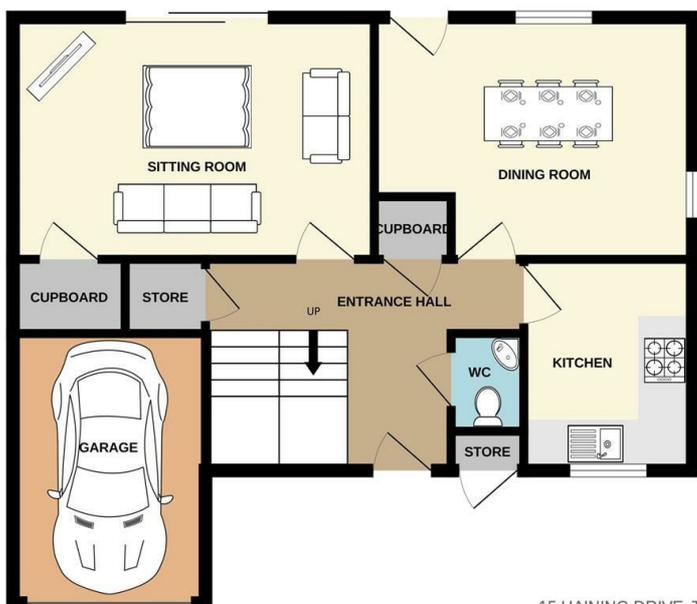
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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			86
(81-91) B		72	
(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			84
(81-91) B		69	
(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	

GROUND FLOOR



1ST FLOOR



15 HAINING DRIVE, TWEEDBANK, GALASHIELS

**Important:**

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