



# BANNERMANBURKE

## PROPERTIES LIMITED



**8 Crumhaughhill Road, Hawick, TD9 0BX**

**Offers In The Region Of £220,000**



# 8 Crumhaughill Road, Hawick, TD9 0BX

Offers In The Region Of £220,000



■ VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ FRONT AND REAR GARDENS ■ GARAGE AND DRIVEWAY ■ EPC RATING D

This charming detached cottage style bungalow is quietly positioned within the popular West End area of town and enjoys open views to the front towards Sunnyhill. Offering flexible accommodation over one level, the property comprises two well proportioned bedrooms and two reception rooms, complemented by front and rear gardens, a driveway and a brick built garage. This property has scope for extension to the side and rear with relevant permissions. Early viewing of this lovely home 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

The property is entered via a uPVC and double glazed front door into a welcoming entrance vestibule, which in turn leads

through a timber and glazed door into the main hallway. The hallway benefits from central heating, ceiling lighting and excellent storage, including a large cupboard. A second cupboard provides additional storage and has access via a hatch to the roof space where the boiler is located.

The sitting room, located to the front, is a particularly inviting space with an attractive bay window enjoying the open outlook. A fystone fireplace with gas fire provides a lovely focal point, complemented by carpet flooring, wall lighting, central heating radiator and ceiling light, making this a warm and comfortable room for relaxing. The dining room enjoys a pleasant rear aspect and provides a wonderful space for family meals or entertaining, with a gas fire set on a tiled hearth forming the main focal point. An open display area with cupboards below offers useful storage, while a double glazed window, central heating radiator and ceiling light complete the room. The dining room provides access through to the kitchen which is well laid out and enjoys excellent natural light from a large double glazed window to one side, a smaller window to the other and a double glazed door leading directly to the rear garden. There is a good range of high gloss floor and wall mounted units with ample worktop space, a one and a half bowl stainless steel sink and drainer, and space for a freestanding cooker, washing machine, tumble dryer and under counter fridge and freezer. The kitchen is finished with tiled splashbacks, vinyl flooring, ceiling strip lighting and a central heating radiator.

The first double bedroom is positioned to the front of the property and features a large double glazed window allowing plenty of natural light. Finished in neutral tones with carpet flooring, this room offers ample space for freestanding furniture and includes a central heating radiator and ceiling light. To the rear of the property is the second double bedroom, overlooking the rear garden through a double glazed window. This peaceful room is generously sized and includes carpet flooring, central heating radiator and ceiling light, with plenty of space for bedroom furniture.

The bathroom is also located to the rear and is fitted with a wash hand basin with storage below, WC and bath with electric shower over. There is additional storage beneath the opaque double glazed window, tiled surrounds to the bathing area, vinyl flooring, central heating radiator and ceiling spotlights.

## Room Sizes

SITTING ROOM 5.10 x 3.95  
DINING ROOM 3.65 x 4.25  
KITCHEN 4.05 x 2.75  
DOUBLE BEDROOM 4.00 x 3.95  
DOUBLE BEDROOM 3.60 x 3.95  
BATHROOM 2.70 x 2.10

## Externally

The front garden is laid mainly to lawn with established shrubs and bushes, creating an attractive approach to the home. A brick built garage and driveway provide excellent off street parking and storage. To the rear, the garden is mainly laid to lawn with hedging, offering a private outdoor space to enjoy.

## Directions

From the High Street travelling West, turn on to the Howegate, Drumlanrig Square and then continue up the Loan. At the fork in the road, take a right on to Crumhaughhill Road and follow the road around, the property is on the left.

## Sales and Other Information

### Fixtures and Fittings

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

### Services

Mains drainage, water, gas and electricity.



**Offers:**

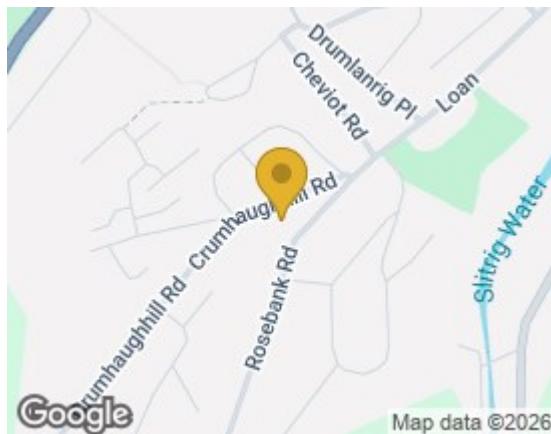
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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	63	71
(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	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	

## 8 Crumhaughhill Road

**Important:**

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.