



BANNERMANBURKE

PROPERTIES LIMITED



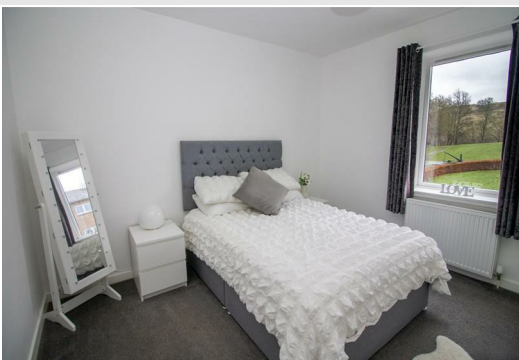
32c Loan, Hawick, TD9 0AT
Offers In The Region Of £95,000

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■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ THREE DOUBLE BEDROOMS ■ BATHROOM ■ GAS CH AND DG ■ SHARED GARDEN ■ EPC RATING C

We are delighted to offer for sale this stunning three bedroom first floor flat in the popular West End area of town. Presented for sale in immaculate order with gas central heating, double glazing and stylish and contemporary kitchen and bathroom fittings. Located just a short walk to the town centre, Drumlanrig Primary School, Hawick High School and all local amenities. Ideal first time buy, family starter home or downsize opportunity. This property benefits from a very well maintained communal close and low maintenance drying green to the rear. Must be viewed to appreciate size and finish.

Hawick

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, Galashiels and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

The property is accessed via an attractive timber and glazed entrance door which opens into a welcoming entrance hall, providing access to all accommodation. The hall is tastefully presented in fresh, neutral décor and features carpeted flooring, a central heating radiator, ceiling lighting and two generous storage cupboards, offering excellent practical space. The sitting room is positioned to the front of the property and enjoys delightful views through two large double glazed windows, which flood the room with natural light. Recently redecorated in soft neutral tones, the room features carpeted flooring, a central heating radiator and ceiling lighting. A recessed display area with built-in cupboards below adds a charming focal point, while a door leads conveniently through to the kitchen.

Located to the rear, the stylish kitchen has a good range of floor and wall mounted units in white high gloss with ample work surface space that continue up to form splashbacks. Integrated double electric oven and four burner gas hob with chimney style cooker hood above. A one and a half bowl stainless steel sink and drainer sits beneath a double glazed window that provides lovely views. Well equipped with space and plumbing for a washing machine and tumble dryer and wall mounted combination gas boiler.

All three bedrooms are double rooms and benefit from built in wardrobes with hanging and shelving. All rooms are decorated in lovely neutral tones with carpet flooring, have central heating

radiators and ceiling lights. The 3pc bathroom comprises of bathroom with electric shower above and shower boarding, wash hand basin and WC. Chrome heated towel rail, double glazed opaque window and timber effect laminate flooring.

Room Sizes

SITTING ROOM 3.51 x 5.00

KITCHEN 2.39 x 3.47

DOUBLE BEDROOM 3.95 x 3.31

DOUBLE BEDROOM 3.26 x 3.43

DOUBLE BEDROOM 3.45 x 3.13

BATHROOM 2.37 x 1.87

Externally

To the rear is a generous and very well maintained shared garden with clothes drying facilities.

Sales and Other Information

Fixtures and Fittings

All carpets and floor coverings and integrated appliances included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

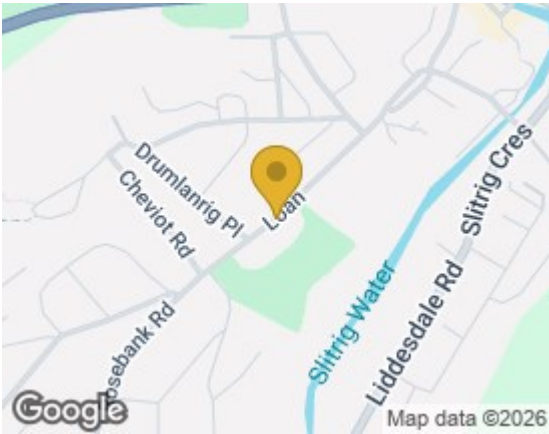
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

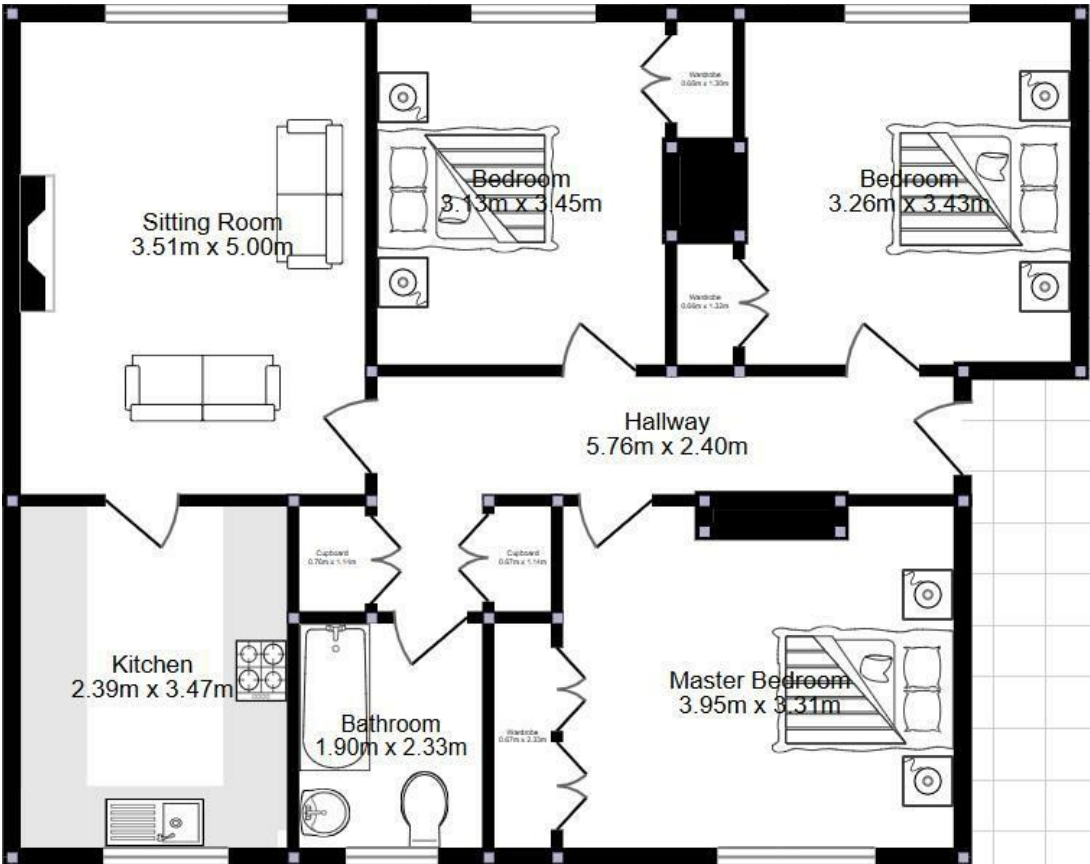
Notice:

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	82
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	85	85
Scotland	EU Directive 2002/91/EC	



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