



# BANNERMANBURKE

PROPERTIES LIMITED



**6 Heronhill Close, Hawick, TD9 9RA**

**Offers In The Region Of £360,000**





# 6 Heronhill Close, Hawick, TD9 9RA

## Offers In The Region Of £360,000



- SITTING ROOM ■ SNUG ROOM/LIVING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ THREE DOUBLE BEDROOMS (MASTER ENSUITE) ■ SINGLE BEDROOM ■ FAMILY BATHROOM AND SEPARATE WC ■ BEAUTIFUL FRONT AND REAR GARDENS ■ SINGLE CAR GARAGE AND TWO SHEDS ■ DRIVEWAY WITH OFF STREET PARKING FOR SEVERAL VEHICLES

We are delighted to present this exceptional four bedroom detached family home, ideally located within a highly desirable development of modern properties. Finished to an immaculate, walk in standard throughout, this impressive home is sure to appeal to a wide range of buyers. The accommodation is generously proportioned and thoughtfully designed, offering both flexibility and comfort. Externally, the landscaped gardens are beautifully maintained and designed for low maintenance enjoyment. A detached garage provides valuable additional storage, including a useful loft space, while a large shed and spacious driveway offer further storage and ample parking for multiple vehicles. Set within a quiet and private development, the property enjoys attractive views towards the surrounding hills. This outstanding home truly must be viewed to be fully appreciated.

### 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 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 and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

### The Property

A useful covered porch to the front leads to the double glazed entrance door, opening into a warm and welcoming hallway. Tastefully decorated in neutral tones, the hallway features carpeted flooring, recessed ceiling spotlights and a central heating radiator. A generous under stair cupboard provides excellent storage and a stylish and conveniently located WC is a great benefit. From here, a carpeted staircase leads to the upper level.

The beautiful double aspect living room is both spacious and inviting, featuring double glazed windows to the front and patio doors that provide direct access to the garden. The room is finished in a modern décor and benefits from carpeted flooring, wall lighting and a central heating radiator. A stunning large open fireplace forms the main focal point of the room, complete with a solid timber mantel and tiled inset and hearth. A flue is already in place for the installation of a log burning stove, while the current

electric fire is available by separate negotiation.

To the front of the property also is a second public room, offering versatile and flexible use. Patio doors open onto the front patio, allowing plenty of natural light to fill the space. This warm and cosy room is beautifully presented in neutral tones and features carpeted flooring, a central heating radiator and ceiling light fittings.

The heart of the home is the spacious dining kitchen, featuring an excellent range of floor and wall units complemented by ample work surface space and generous room for a dining table and chairs. The kitchen is well equipped with integrated appliances including a fridge freezer, dishwasher and wine cooler, along with an impressive six burner range style cooker, which is included in the sale. A one and a half bowl sink and drainer with flexible rinsing tap, sits beneath a double glazed window to the side. Patio doors provide access to the garden and a timber door leads through to the utility room. Located to the side and rear of the property, the utility room is a highly practical and well appointed space. It features plumbing for a washing machine (available by separate negotiation), a stainless steel sink with drainer and mixer tap, and a large cupboard housing the gas boiler while providing additional storage. A double glazed door offers access to the side of the property, complemented by a double glazed window to the rear.

The upper level accommodates four bedrooms, including a principal bedroom with ensuite facilities, along with a modern family bathroom. The landing benefits from a generous storage cupboard housing the pressurised water tank, as well as access to the roof space via a pull down Ramsay style ladder. A section of the loft is fully floored and well insulated, providing excellent additional storage.

The principal bedroom benefits from a stylish ensuite shower room and a walk in dressing room offering an abundance of hanging and shelving space. This spacious room is beautifully presented and features a double glazed window, central heating radiator and ceiling light fitting. The ensuite shower room comprises a contemporary three piece suite including a wash hand basin set within vanity furniture, WC and a shower enclosure with a chrome shower fed from the boiler and finished with shower boarding. Additional features include a double glazed opaque window and a chrome heated towel rail.

Two further double bedrooms are beautifully presented, both benefitting from built in wardrobes. The fourth bedroom is a well proportioned single room, also featuring a built in wardrobe, and is currently used as a hobby room. It would make an ideal home office, nursery or playroom.

The family bathroom features a contemporary four piece suite, including a wash hand basin with ample storage beneath, WC, bath and shower enclosure with a chrome shower fed from the boiler and finished with shower boarding. The room is completed with tile effect vinyl flooring, a chrome heated towel rail, recessed ceiling spotlights, and a double glazed opaque window.

### Room Sizes

SITTING ROOM 5.35 x 4.10  
SNUG/DINING ROOM 3.50 x 3.20  
DINING KITCHEN 5.70 x 3.55  
UTILITY ROOM 2.35 x 1.75



WC 2.10 x 1.00  
FAMILY BATHROOM 2.86 x 2.25  
MASTER BEDROOM 4.10 x 3.50  
ENSUITE SHOWER ROOM 2.35 x 1.85  
DRESSING ROOM 2.00 x 1.85  
DOUBLE BEDROOM 4.60 x 3.45  
DOUBLE BEDROOM 3.50 x 3.43  
SINGLE BEDROOM 2.45 x 2.33

### Externally

The enclosed rear garden is simply stunning, beautifully landscaped for low maintenance enjoyment with high quality astro turf and mature shrubs and plants, which provide an array of colour in the spring and summer months. A charming water feature adds to the appeal, while two sheds (with power and light) offer excellent additional storage and fencing ensures privacy.

The front garden is equally low maintenance, featuring a patio and driveway with parking for several vehicles. A detached single car garage provides further versatility, complete with light, power, and a loft area for additional storage.

### Directions

From the Mart Street roundabout, take the exit for Weensland Road and continue for 0.7 miles. Take a right signposted for Heronhill Bank and drive straight to Heronhill Close. Follow the road around to the right and the property lies on the right hand side towards the end of the street.

What3words:///mini.stupidly.rings

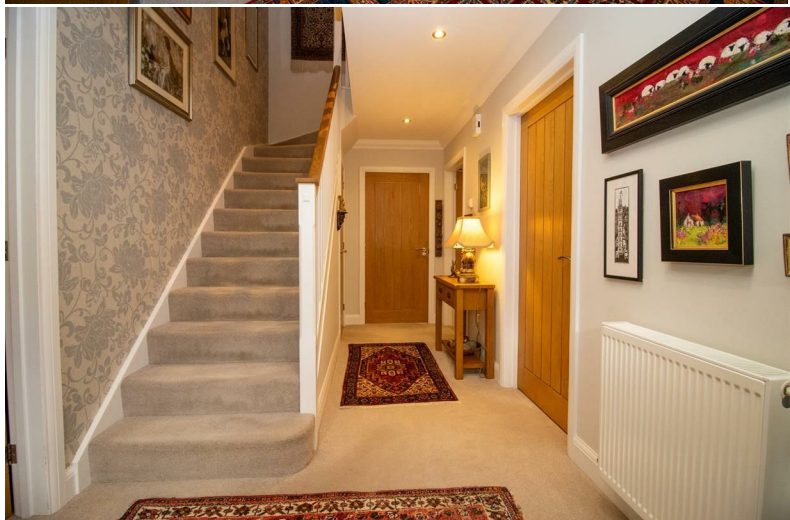
### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings, curtains, range style cooker and integrated appliances included in the sale. Other items available by separate negotiation including the electric stove fire. Certain light fittings will be removed and replaced with standard pendants.

#### Services

Mains drainage, water, gas, electricity and integrated alarm system (that has the option of being monitored). The gas central heating system is dual controlled allowing different areas of the home to have independent temperature settings and time schedules.





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		
	81	84
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	81	82
Scotland	EU Directive 2002/91/EC	



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