



BANNERMANBURKE

PROPERTIES LIMITED



7A Wilton Hill Terrace, Hawick, TD9 8BE

Offers Over £225,000



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- VESTIBULE AND HALLWAY ■ SITTING ROOM ■ LIVING ROOM ■ DINING KITCHEN ■ OFFICE SPACE ■ THREE BEDROOMS ■ BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ OFF STREET PARKING & CELLAR TO THE FRONT ■ WELL MAINTAINED REAR GARDEN WITH PATIO, LAWN AND DECKING

Early viewing is highly recommended for this stunning three bedroom semi detached family home, ideally situated within the ever popular Wilton Hill area of town. Brimming with character, the property has been thoughtfully and sympathetically modernised over the years, while retaining an abundance of beautiful period features, including high ceilings, deep skirting boards and intricate cornice detailing.

7a Wilton Hill Terrace further benefits from valuable off street parking and a recently renovated private garden, providing a superb space for relaxing and entertaining. The garden enjoys a combination of decking, lawn and patio areas, along with practical clothes drying facilities. Perfectly positioned, the property offers convenient access to the town centre and a wide range of local amenities, making it an ideal choice for families and professionals alike.

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

Entered to the side of the property, a double glazed UPVC door leads directly into the kitchen which is the heart of the home. This bright, spacious room features windows to the front and side, filling the space with natural light. The wooden beam adds a touch of character, and the deep blue feature wall provides a bold pop of colour against the neutral tones and laminate flooring. The kitchen is both functional and beautiful, with ample floor and wall units in a soft cream tone, complemented by rose gold handles for a modern touch. The laminate worktops continue seamlessly to form the splashbacks. The large free standing range cooker sits beneath a chimney style cooker hood and there's space and plumbing for a washing machine or dishwasher and Belfast sink with rose gold mixer tap is perfectly positioned beneath the front window, offering lovely views out. Additionally, the fridge freezer sits neatly in a recessed space. Ceiling spotlights illuminate the room, while a ceiling

hatch offers additional attic storage.

Open to the kitchen, the living room is fantastic for entertaining, with cornice detail and recessed display shelving adding elegance. The feature gas fire with a horseshoe insert and timber surround creates a cosy focal point, while the large front facing window invites natural light into the space. The room is decorated in soft, neutral tones with a striking blue feature wall that ties this area with the kitchen.

This room is versatile enough for both casual family gatherings or could easily be a formal dining area, offering plenty of space for furniture and a variety of layouts. Central heating radiator and ceiling light fitting add comfort and style, ensuring this room is as inviting as it is functional.

As you move through the home, you'll appreciate the grand feel of the hallway, featuring cornice detailing, high skirtings and archways serving ceiling light fittings that add a touch of classic charm. The solid wood flooring adds warmth, and a vestibule at the rear offers access to the garden with an elegant timber and glazed door that allows natural light in. This area also includes a neatly tucked away coat hanging space and controls for the recently installed heating system (new radiators and piping installed just 3 years ago).

For additional storage or a work from home setup, an understairs room with a side window provides a perfect office or storage solution.

At the rear of the house, the impressive sitting room offers a large bay window framed with timber panelling, overlooking the private rear garden. The room is decorated in soft neutrals, with intricate cornicing and a charming chandelier ceiling light fitting. The open fireplace with painted timber mantle and tiled hearth creates a warm, inviting atmosphere. This room has ample space for furniture and could serve as a cosy retreat for reading, relaxing, or family movie nights and is decorated in neutral tones with deep grey feature wall and carpet to floor.

From the hallway the grand solid wood banister continues the theme of elegance and character and leads up to the upper landing where 3 bedrooms and family bathroom are located. A large stained glass window on the turn of the stair is a stunning feature and allows natural light. A cupboard on the landing provides additional storage, and the attic is accessed by a pull down ladder, offering more space for storage and has the benefit of light. Decorated in a warm neutral tone with striking ceiling light fitting and carpet to floor.

The master bedroom is spacious, with a large bay window offering beautiful views across the town and towards the hills. Cornicing and high skirtings continue in this room, adding to the charm. Neutral tones, ceiling light, and a central heating radiator ensure a comfortable retreat. It's a room that offers both beauty and function.

The second bedroom is to the front and is equally charming and spacious, with the single bedroom to the rear featuring a dark grey feature wall. All rooms have ceiling light fittings, central heating radiators and carpet flooring for added comfort.

The family bathroom features a 3 piece suite, including a Jacuzzi bath with a shower run from the boiler. The bath area is finished with shower boarding, and the walls are panelled to half height with striking deep teal colour to the upper walls, creating a relaxing atmosphere. The wash hand basin sits in

vanity furniture with storage below, and the fitted mirror with lighting adds a practical touch. With ceiling spotlights and a large Velux window bringing in natural light, this bathroom is both practical and luxurious. This home combines classic charm with modern convenience. Whether you're hosting friends and family or enjoying peaceful moments at home, it offers a beautiful setting with plenty of space for every occasion. Don't miss the opportunity to make this exceptional property your own.

Room Sizes

- SITTING ROOM 5.00 x 3.80
- LIVING ROOM 3.82 x 4.30
- DINING KITCHEN 5.60 x 3.23
- OFFICE SPACE 1.85 x 1.28
- BATHROOM 3.50 x 1.45
- BEDROOM 5.93 x 3.35
- BEDROOM 3.65 x 3.67
- BEDROOM 4.13 x 1.85

Externally

The property also offers excellent outdoor space, with off street parking at the front and a small seating area. The cellar provides useful additional storage and space for laundry appliances and houses the gas combination boiler, electric meter and switch gear. The large rear garden is a true highlight, benefiting from all day sun and features a patio area for outdoor dining, a lawn with clothes drying facilities, and a decking area. At the bottom of the garden, is a newly renovated space with artificial grass and stone chippings. This space offers a private retreat or an ideal spot for hosting guests round the fire pit.

Directions

What3words///depths.crazy.scatters
Entering Hawick on the A7 from the North, take a left at the bottom of Wilton Hill onto Wilton Hill Terrace and continue up the hill. The property is located on the right hand side.

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:

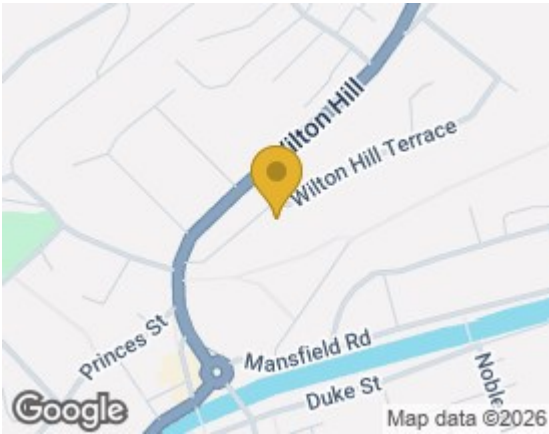
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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		
	68	81
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		
	65	77
Scotland	EU Directive 2002/91/EC	



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