



# BANNERMANBURKE

PROPERTIES LIMITED



**21 Burnhead Road, Hawick, TD9 8HB**

**Offers In The Region Of £125,000**



# 21 Burnhead Road, Hawick, TD9 8HB

## Offers In The Region Of £125,000



- HALLWAY ■ SITTING ROOM WITH LOG BURNING STOVE ■ BREAKFASTING KITCHEN ■ 3 DOUBLE BEDROOMS ■ BATHROOM ■ SHOWER ROOM ■ ENCLOSED REAR GARDEN ■ FRONT GARDEN WITH OFF STREET PARKING ■ LOVELY VIEWS ■ EPC RATING C

We are delighted to bring to the market this spacious three bedroom, two bathroom terraced house, located in the popular Burnfoot area of town. A Primary School, fantastic play park, local amenities, and bus stop are all within easy walking distance of the property. Boasting lovely views to the front, off street parking, a private rear garden, and generous accommodation, this property is ideal for those seeking a comfortable family home, downsizing opportunity, or rental investment.

### 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

The property is entered at the front through a uPVC door with a double glazed panel and overhead light, opening into a welcoming vestibule. This space offers practical coat hanging facilities, a bench with shoe storage beneath, a wall mounted mirror, and a cupboard housing the electric meter and switch gear. It is finished in green tones that continue into the hallway. The hallway provides access to the living room, kitchen, and bathroom, and

benefits from generous understairs storage. It features carpeted flooring and a wooden staircase leading to the upper level.

Positioned to the front, the living room enjoys natural light from a double glazed French door, flanked by windows on either side, which opens onto the front patio. A log burning stove set on a slate hearth with a timber mantel and brick surround creates a striking focal point. Additional features include a ceiling light fitting, cornice detailing, a central heating radiator, and a TV point. The room is finished in neutral tones with carpet flooring.

To the rear, the kitchen overlooks the garden with double glazed window and a door leading outside. Good range of white wall and floor mounted units, complemented by timber effect laminate worktops and tiled splashbacks. A breakfast bar provides a dining area. Integrated appliances include a double oven, five burner gas hob with chimney style extractor hood over, space and plumbing for a washing machine and room for a freestanding fridge freezer. The room is completed with recessed ceiling spotlights, an additional ceiling light and solid timber flooring. A wall mounted Worcester boiler is also located here.

The bathroom, situated at the rear, features a jacuzzi bath with mixer tap and shower attachment, a wash hand basin, and WC. An opaque double glazed window provides natural light, while full height neutral tiling, lighting, and a central heating radiator complete the space.

Upstairs, the landing is brightened by a double glazed window and includes a storage cupboard with shelving and a ceiling hatch with Ramsay ladder provides access to the loft. This level hosts three bedrooms and a shower room. To the front, the first bedroom enjoys lovely views and includes a double glazed window, carpet flooring, blue décor with feature wall, ceiling light fitting, central heating radiator, and built in wardrobe with hanging and shelving. The principal bedroom, also positioned at the front, benefits from two double glazed windows capturing the same attractive outlook. It is finished in navy with laminate flooring, and includes a ceiling light fitting, central heating radiator, and built in wardrobe. The third bedroom sits to the rear, overlooking the garden, town, and surrounding hills. Decorated in green with feature wall, carpeted flooring, ceiling light fitting and central heating radiator. Mirrored wardrobes provide storage.

The shower room, also located at the rear, is a practical addition for family living. Comprising walk in shower with electric shower, wash hand basin, and WC. The room is fully tiled in neutral tones and includes wall mounted lighting, a mirror, and a heated towel rail.

## Room Sizes

Vestibule 0.78x1.95  
Hallway 3.95 x 1.98  
Living Room 4.58 x 3.7  
Kitchen 4.57 x 2.72  
Bathroom 1.67 x 1.97  
Bedroom 3.32 x 3.23  
Bedroom 4.07 x 3.79  
Bedroom 3.03 x 2.75  
Shower Room 2.14 x 1.53

## Externally

Externally, the property benefits from off street parking to the front, accessed via a gate and patio area directly outside the living room offering an ideal spot to enjoy the open views. The rear garden is a good size, enclosed on three sides, and includes log stores and a shed. Laid out with stone chippings, patio, and artificial grass, there are also dedicated clothes drying facilities.

## Directions

Entering Hawick on the A7 from the North, take a left before the Ambulance Station onto Burnfoot Road and continue forward. At the end of Burnfoot Road take a left onto Burnhead Road and the property lies on the left hand side.

what3words///relocated.mixed.fixed

## Sales & Other Information

### Fixtures & Fittings

All carpets, floor coverings, light fittings & integrated appliances included in the sale.

### Services

Mains drainage, water, gas and electricity.



**Offers:**

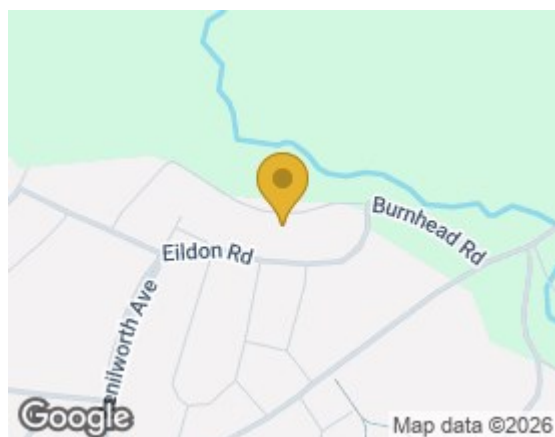
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

**21 Burnhead Road**



Ground Floor



First Floor

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