



# BANNERMANBURKE

PROPERTIES LIMITED



**6a Bowden Road, Hawick, TD9 7DA**

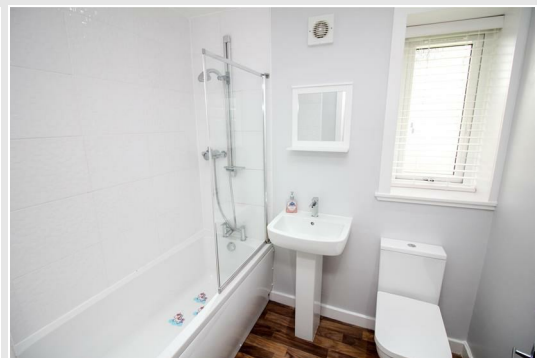
**Offers In The Region Of £95,000**





# 6a Bowden Road, Hawick, TD9 7DA

## Offers In The Region Of £95,000



■ HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ TWO DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ PRIVATE GARDEN ■ SHARED DRYING GREEN ■ EPC RATING C

Early viewing comes highly recommended of this ground floor two bedroom flatted dwelling located in the popular Stirches area of the town. Presented for sale in excellent order benefitting from gas central heating and double glazing. Private garden to the rear is a great advantage along with a shared drying green. Ideal down sizing opportunity or first time buy. Located on a good bus to the town centre and all local amenities.

### 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.

### Distances

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

Lovely ground floor flat with own front and back doors located in a quiet residential area of town with private garden area. Patio doors from the sitting room provide access to the garden which is bounded by timber fencing and has an area of artificial lawn and decking. A shared drying green is located to the side of the property. Internally the property is very well proportioned with spacious living room and kitchen and two large double bedrooms.

### Hallway

The hallway is entered via high security UPVC and glazed door which provides access to the majority of the accommodation. Decorated in sage green with carpet flooring. Ceiling light, smoke alarm and central heating radiator. Three large storage cupboards, one housing the boiler, has a range of coathooks and the electric meter and switch gear. Intruder alarm.

### Sitting Room

16'0" x 12'11" (4.90 x 3.96)

Bright and spacious room located to the front with double glazed patio doors to the front garden. Decorated in neutral tones with a feature wall in patterned wallpaper. Carpet flooring. Ceiling light. Central heating radiator. The main focal point of the room is the timber fire surround with marble back and hearth and electric stove. Access to the kitchen.



## Kitchen

12'9" x 8'10" (3.91 x 2.71)

Located to the side of the property. Accessed from the living room. Double glazed window. Decorated in grey with timber effect vinyl flooring. Central heating radiator. Halogen ceiling spotlights. High gloss white units with timber effect work surfaces and tiling to splashback areas. Space for free standing fridge freezer. Stainless steel integrated electric oven and matching electric hob with chimney style extractor fan above. Located beneath the window is a single bowl stainless steel sink and drainer with mixer tap. Space for washing machine. Large storage cupboard.

## Master Bedroom

13'11" x 11'1" (4.26 x 3.38)

Located to the front of the property with double glazed window overlooking the front garden. Double room decorated in grey with carpet flooring. Ceiling light. Central heating radiator.

## Double Bedroom

13'1" x 10'3" (4.00 x 3.14)

Double room located to the front of the property with double glazed window. Decorated in pale pink with carpet flooring.

Ceiling light. Central heating radiator. White painted timber panel door leads to a built in wardrobe with a hanging rail.

## Bathroom

6'9" x 5'11" (2.07 x 1.82)

Located to the rear of the property with a double glazed window. Decorated in grey with timber effect vinyl flooring. Comprises of 3pc white suite of bath, wash hand basin and WC. Tiling to full height in white around the bathing area and located over the bath is a chrome shower run off the boiler. Halogen ceiling spotlight fittings. Wall mounted chrome heated towel rail.

## Sales and other information

### Fixtures and Fittings

All carpets, floor coverings, light fittings 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](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.

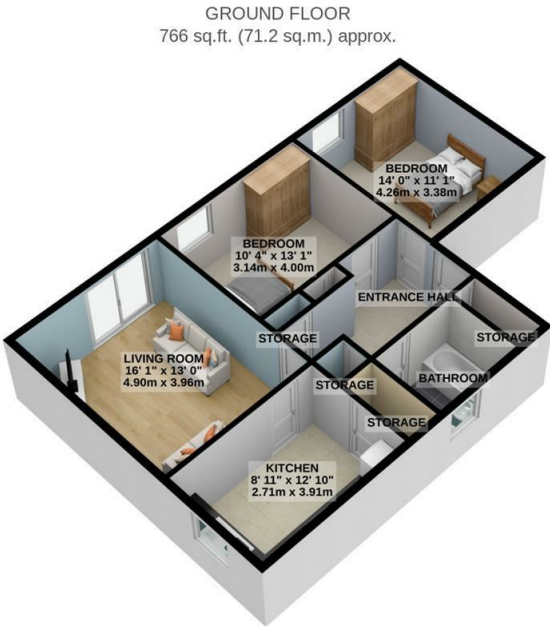
Notice:

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		
	70	74
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		
	68	74
Scotland	EU Directive 2002/91/EC	



6A BOWDEN ROAD, HAWICK.  
TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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