



BANNERMANBURKE

PROPERTIES LIMITED



5 Dakers Place, Hawick, TD9 9JE
Offers In The Region Of £210,000



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- SITTING ROOM ■ DINING ROOM ■ KITCHEN ■ PORCH/SUN ROOM ■ TWO LARGE DOUBLE BEDROOMS ■ SINGLE BEDROOM ■ FAMILY BATHROOM AND SEPARATE WC ■ GAS CH/DG ■ OFF STREET PARKING AND PRIVATE GARDEN ■ EPC RATING D

An exciting opportunity has arisen to purchase this beautiful three bedroom family home in the ever popular 'Terraces' area of town. Located just a short walk to the town centre and all local amenities, this property is a must see. Presented for sale in immaculate order having been sympathetically modernised over the years, whilst retaining many traditional features such as high ceilings, deep timber skirtings, cornicing and ceiling rose. Off street parking for two vehicles is a great advantage and the private garden to the rear is well tended and low maintenance with decking and patio. Must be seen to fully appreciate.

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 from the front via a solid timber door into the hallway where all accommodation is accessed. A carpeted staircase with large side window

provides access to the upper landing where there are two large bedrooms, family bathroom and great storage. The hallway provides access to the beautiful sitting room which is located the front of the property, where large bay windows allow in lots of natural light. This room is tastefully decorated in neutral tones with carpet flooring and attractive ceiling and wall lighting. The main focal point of the room is the solid timber fire surround with cast iron insert and tiled side panels on a slate hearth. Double timber and glazed doors open into the spacious dining room from here which is another lovely room providing well appointed living accommodation. The tall fire surround with tiled and cast iron insert set upon a slate hearth is lovely feature with open grate fire. Ample space for dining table and chairs and additional furniture. A large single glazed sash and case internal window overlooks the sun room/porch to the rear. Access to the kitchen is from here which is a bright and spacious room located to the rear and side of the property with large double glazed window. Ample floor and wall units with solid timber work surfaces and white tiling to splashback areas. Integrated double electric oven, four burner induction hob and stainless steel cooker hood. Space and plumbing for a washing machine, dishwasher and large fridge freezer. Access to porch/sun room which is located to the rear with a double glazed window overlooking the rear garden and a timber and glazed door. Great additional space which could be used for a variety of purposes and has potential for development.

On the ground floor also is a handy WC located in the hallway and the office room or third bedroom.

The upper landing provides excellent storage with three large cupboards, one housing the combi boiler, one the tumble dryer and the third large one an ideal storage space.

The two bedrooms are large doubles, one to the front and one to the rear having a mix of built in cupboards and space for free standing furniture. The family bathroom has been upgraded in recent years with the addition of two large Velux windows, a white roll top free standing bath, double walk in shower enclosure with chrome shower run off the boiler, wash hand basin set in vanity furniture and WC. Fresh décor with vinyl floor and recessed ceiling spotlights.

ROOM SIZES

SITTING ROOM 4.77 x 3.92

DINING ROOM 3.81 x 4.13

KITCHEN 3.50 x 2.82

PORCH/SUN ROOM 2.83 x 2.50

WC 1.00 x 1.20

SINGLE BEDROOM 2.00 x 3.00

DOUBLE BEDROOM 4.00 x 4.00

DOUBLE BEDROOM 4.00 x 4.00

FAMILY BATHROOM 2.80 x 2.90

EXTERNALLY

There is a small area of garden ground to the front of the property, mainly paved and chipped with shrubbed borders. The rear of the property has gated access from the side and is enclosed by timber fencing offering a great deal of privacy. There is an area laid to lawn with clothes drying facilities, decking and patio area with shed. The side of the property boasts parking for two vehicles.

DIRECTIONS

From the High Street travelling West, turn left on to O'Connell Street and follow the road up and to the right. Take a left on to Loch Park Road and second left on to Dakers Place. The property lies on the right hand side.

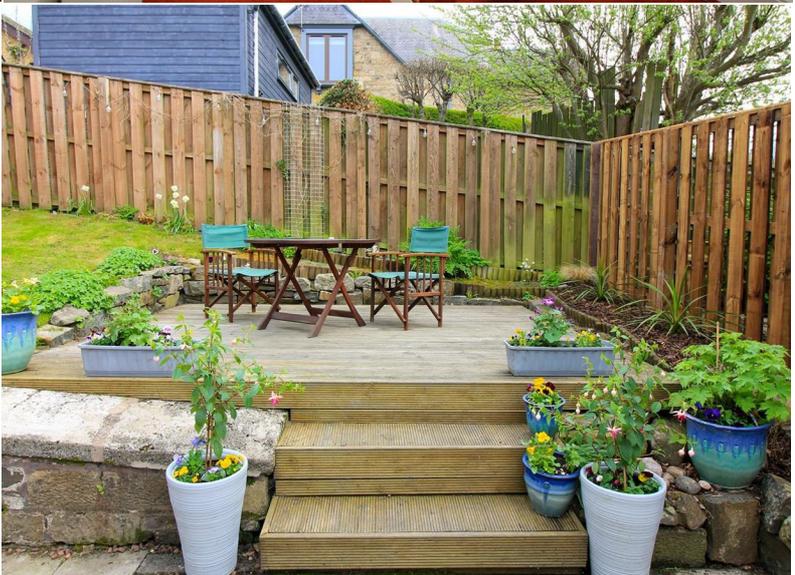
SALES AND OTHER INFORMATION

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. 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



5 DAKERS PLACE, HAWICK

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