



# BANNERMANBURKE

PROPERTIES LIMITED



**8 Bowden Road, Hawick, TD9 7DA**  
**Offers In The Region Of £120,000**





# 8 Bowden Road, Hawick, TD9 7DA

## Offers In The Region Of £120,000



- SPLIT LEVEL ENTRANCE HALL ■ LIVING ROOM WITH DINING AREA ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ BATHROOM ■ DOUBLE GLAZING ■ GAS CENTRAL HEATING ■ AMPLE PARKING ON STREET ■ BEAUTIFUL PRIVATE GARDEN AND PATIO ■ EPC RATING C

Stunning two bedroom semi detached family home with beautiful private enclosed garden and patio offered for sale in immaculate order. Early viewing is a must to fully appreciate standard and great condition. Ideal first time buy, family starter home or downsizing opportunity. Located in the ever popular 'Stirches' area of town, located on a good bus route and within walking distance to both Stirches and Wilton Primary Schools. Ample parking outside the property is a great advantage.

### 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 double glazed door into the bright, split level entrance hall where a large cupboard has plumbing for a washing machine and provides good storage. The lower landing has another storage cupboard and provides access to the kitchen and living room. The kitchen is located to the rear of the property with double glazed window providing lovely views. Ample floor and wall mounted units in white with black marble effect work surfaces and tiled splash backs. Integrated double oven and four burner gas hob with stainless steel cooker hood. Porcelain sink and drainer. Integrated dishwasher and under counter fridge and freezer. Under floor heating is a nice feature in here.

The large living room with dining area spans the length of the property with large picture window to the rear providing beautiful views and second window to the front. Tastefully decorated in white with two features walls in navy and carpet flooring. Ample space for dining table and chairs and living room furniture. TV aerial point.

The upper landing provides access to two large double rooms, one to the front and one to the rear which are again beautifully decorated with carpet flooring and large double glazed windows. Ample space in both for bedroom furniture. The stylish family bathroom is simply stunning with a 4pc suite of wash hand basin, WC, large corner shower enclosure with chrome shower run off the boiler and free standing bath with shower mixer tap. Double glazed opaque window and chrome heated towel rail. Decorated in neutral tones with tiled flooring and recessed ceiling spotlight fittings. The upper landing also has a large storage cupboard which houses the gas boiler and there is an access hatch to the partly floored attic for additional storage.

This impressive family home is a must see.



## Rooms Sizes

Sitting Room 6.57 x 4.10

Kitchen 3.00 x 2.39

Double Bedroom 3.00 x 4.14

Double Bedroom 3.60 x 3.35

Bathroom 2.57 x 2.60

## Externally

To the front of the property is private and enclosed well tended and low maintenance garden with large patio. Beautifully kept with a variety of lawn and shrubbed areas. The patio is ideal for al fresco dining.

## Directions

Entering Hawick on the A7 from the North, take a right on to Guthrie Drive and follow the road around. Take the second left on to Roxburghe Drive and first left on to Bowden Road. Take a right into and the property is located on the right hand side.

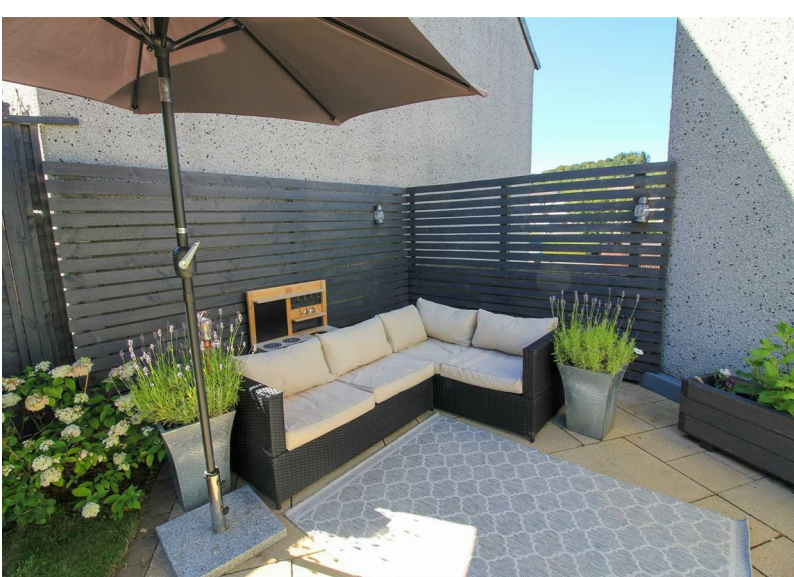
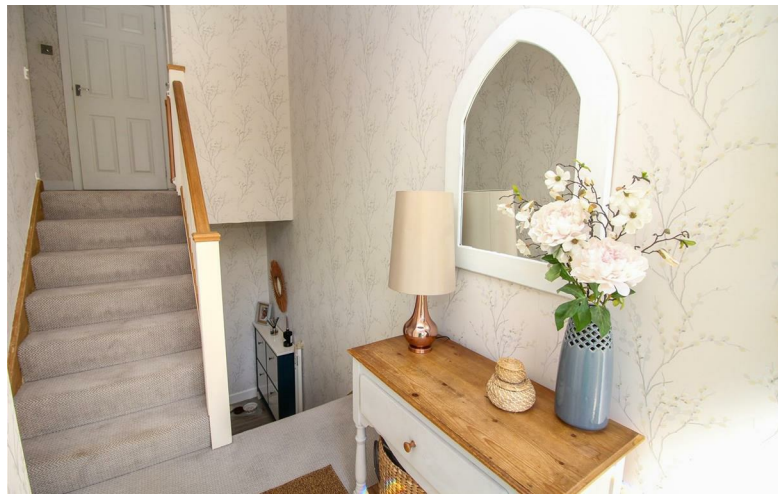
## Sales and Other Information

### 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](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.

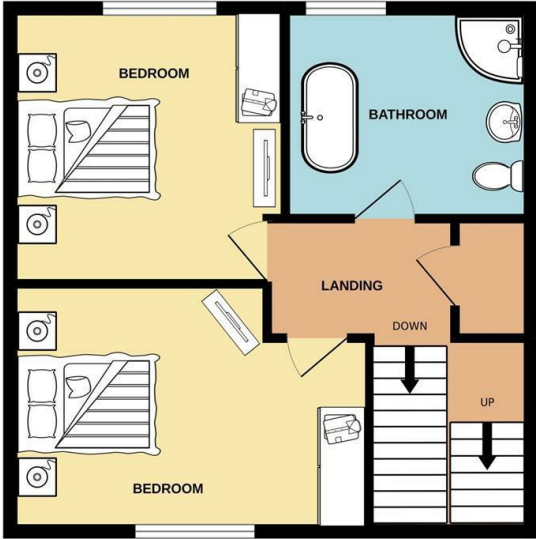
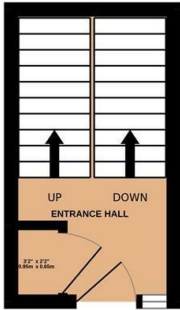
Notice:

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		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		83
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC



8 BOWDEN ROAD, HAWICK.

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