



BANNERMANBURKE

PROPERTIES LIMITED



Criffell, 40 Crumhaughhill Road, Hawick, TD9 0BX

Offers In The Region Of £185,000



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- VESTIBULE ■ HALLWAY ■ KITCHEN ■ LIVING ROOM ■ SHOWER ROOM ■ 3 DOUBLE BEDROOMS WITH BUILT IN WARDROBES ■ LARGE FRONT AND REAR GARDENS WITH GREENHOUSE ■ DRIVEWAY, GARAGE AND OUTHOUSE ■ FANTASTIC COUNTRYSIDE VIEWS ■ EPC RATING D

CLOSING DATE - WEDNESDAY FEBRUARY 28TH @12PM

Early viewing comes highly recommended of this charming three bedroom detached bungalow, located in the popular West End area of town. Set in an elevated position, the property enjoys stunning views of the surrounding Borders countryside. Presented for sale in good order, in need of some repair and modernisation to return this property back to full potential as a fantastic family home or down size opportunity. Benefits from double glazing, gas central heating, front, side and rear gardens. A single car garage and driveway with off street parking for several cars is a great advantage also.

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 its 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 via a solid timber door with glazed panel into a vestibule which leads into the hallway, where all accommodation can be accessed. Within the hallway, 2 large cupboards offer good storage as well as housing the electric switch gear and Vaillant combi boiler. The loft can also be accessed from the hallway via a pull down ladder. The kitchen is to the front of the property with two double glazed windows looking out over the front garden and allow good natural light to the room. This generous room offers ample space for dining furniture and has a good range of floor and wall mounted units in solid timber with cream laminate worksurfaces and tiling to splash back areas. Integrated gas hob with cooker hood over and electric oven. Space and plumbing for a washing machine. A large pantry within the kitchen has shelving and good storage space and the fridge freezer is currently housed in here. Also to the front is the living room with large double glazed windows to the front and a smaller window to the side making this a lovely bright room with a cosy feel. The main focal point is the stove style gas fire set in Fyne stone with tiled hearth. With a decorative ceiling light fitting and wall lights to match, the room is decorated in neutral tones with carpet flooring and has two central heating radiators and a tv point.

The shower room is to the side of the property and comprises of 3 piece suite of WC, wash hand basin and walk in shower with chrome shower run off the boiler. Tiled to full height with shower panelling to the bathing area makes for easy cleaning. A tall cabinet offers good bathroom storage.

The bedrooms are to the rear and enjoy magnificent views of the surrounding Borders countryside. All three bedrooms are spacious, of similar size and offer a good range of built in wardrobes. Tastefully decorated with carpet flooring, each room has a central heating radiator and central ceiling light fitting.

Room Sizes

Vestibule 1.19 x 1.19

Hallway 6.93 x 1.17

Kitchen 4.87 x 2.92

Living room 5.46 x 3.91

Bathroom 1.96 x 2.11

Bedroom 3.34 x 2.75

Bedroom 3.41 x 3.33

Bedroom 3.89 x 2.92

Externally

Garden grounds surround the property with tiered levels of patio areas, chipped sections with raised beds, mature shrubs and trees and a green house and outhouse. The property benefits from a driveway providing off street parking for several cars and a single garage.

Directions

From the High Street travelling West, turn on to the Howegate, Drumlanrig Square and then continue up the Loan. At the fork in the road, take a right on to Crumhaughhill Road and follow the road around to the left, pass the junction to Longhope Drive and the property is on the left.

Sales and Other Information

Services

Mains drainage, water, gas and electricity.

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances.



Offers:

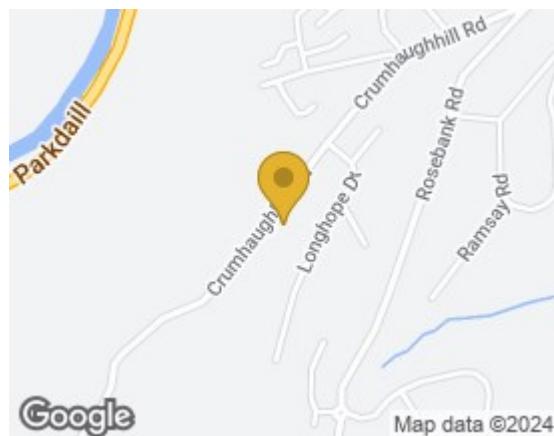
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

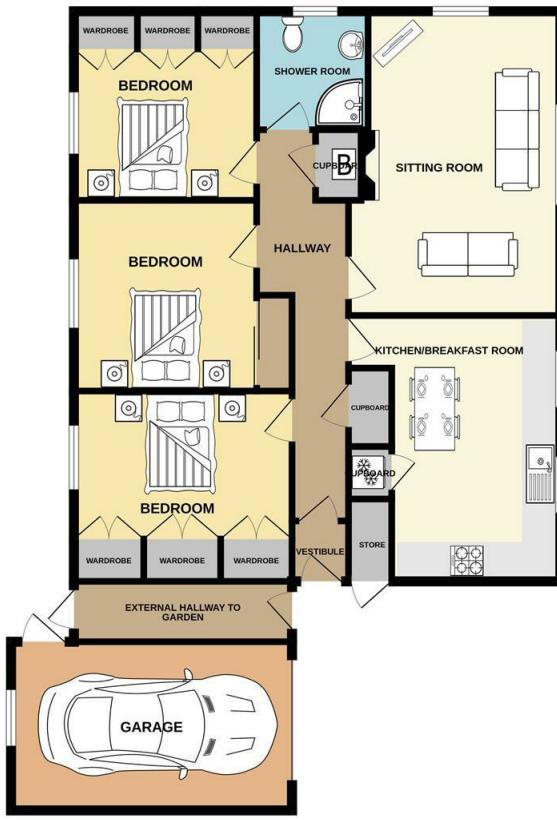
Notice:

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 | | 82 |
| (81-91) B | | |
| (69-80) C | 65 | |
| (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 ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | EU Directive 2002/91/EC | |



40 CRUMHAUGHILL ROAD, HAWICK

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