BANNERMANBURKE
PROPERTIES LIMITED



Leaburn Drive, Hawick, TD9 9NZ

Offers In The Region Of £360,000

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■ HALLWAY ■ SITTING ROOM ■ DINING ROOM ■ BREAKFASTING ROOM AND KITCHEN ■ FAMILY ROOM ■ BATHROOM ■ SHOWER ROOM ■ 4 DOUBLE BEDROOMS ■ UTILITY ROOM/BOOT ROOM ■ DOUBLE GARAGE & EXTENSIVE GARDEN GROUND

We are delighted to bring to market this beautifully appointed and stylish family home, set within a generous yet private plot and enjoying an elevated position with stunning far reaching views. The property offers spacious and versatile accommodation, including open plan living, three reception rooms, four bedrooms and two bathrooms. Outside, the beautifully landscaped grounds feature patios, decking and a lawn, ideal for entertaining and family enjoyment. A substantial driveway with double garage and shed provides excellent parking and storage. Perfectly positioned within walking distance of the town centre, this impressive home combines generous living space, attractive grounds, beautiful views and a highly sought after location.

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 to the front via a solid timber door with glazed panel to the side, the spacious hallway immediately creates a welcoming first impression, with timber paneling, coat hanging facilities and excellent storage with a large cupboard with light, shelving and hanging space, along with a further understairs cupboard. The hallway features solid wood flooring, neutral décor and a striking wide turning staircase leading to the upper level and gives access to the downstairs shower room and main living accommodation.

The downstairs shower room is finished in grey tones and comprises a quadrant shower with shower run from the boiler, WC and wash hand basin. Full height tiling complements the contrasting tiled floor, while an opaque front facing window provides natural light.

The beautiful open plan living accommodation starts by entering the sitting room which is a cosy and inviting space with ample room for a range of furniture. Open to the adjoining family and dining areas, it benefits from warm neutral décor and continuing solid timber flooring, creating a seamless flow throughout the main living spaces.

The family room is a great addition, enjoying three large front facing windows and a door leading outside. A superb log burning stove sits on a slate hearth against an attractive stone wall, creating a striking focal point and cosy atmosphere. Decorated in white with timber flooring and a wall mounted TV point adding practicality.

The dining room continues with solid timber flooring and opens naturally from the sitting room. Double glazed patio doors provide lovely views over the rear garden and allow plenty of natural light into the space. The room flows through to the breakfasting area, creating an excellent arrangement for both everyday family life and entertaining.

The breakfasting area enjoys a large window overlooking the rear garden and provides a natural link between the dining room and kitchen. Neutral décor, tiled flooring and wall mounted shelving create a practical yet welcoming space.

The kitchen is fitted with an excellent range of floor and wall mounted units, complemented by solid timber worktops and a white tiled splashback. There's space for a gas range cooker with chimney style cooker hood over, together with a one and a half bowl stainless steel sink with drainer and mixer tap. Space and plumbing are provided for a washing machine and there is further space for a freestanding dishwasher. A large window to the rear overlooks the garden, while the overall finish provides a stylish and functional family kitchen. From the kitchen a door leads through to a useful boot room, with further access out to the side of the property and space for an American style fridge freezer. The boot room also provides access to a versatile fourth bedroom or home office, making this an exceptionally practical part of the property. The room has double doors, opening to the front, an opaque side window, solid timber flooring and neutral décor, along with cupboards housing the electric and gas meters.

The impressive staircase with carpeted runner leads to the spacious upper landing, where there is access to three generous bedrooms, the family bathroom and excellent storage facilities. A particularly useful large eaves cupboard benefits from light and a roof hatch in the hallway gives access to the roof space.

The rear facing bedroom enjoys stunning countryside views. Beautifully decorated in deep blue tones, the room features attractive wallpaper above wall panelling, carpeted flooring and wall lights. The views and generous proportions create a peaceful and relaxing space. The front facing bedroom enjoys lovely views through its large window and is decorated in deep grey tones. Excellent storage is provided by full length mirrored wardrobes with both hanging and shelving space, making this a practical and comfortable bedroom. The third bedroom is a generous room with ample space for a good range of bedroom furniture. A particularly attractive feature is the open storage with hanging facilities and drawers built into the eaves, highlighted by the stripped wallpaper. Further storage is provided by a substantial cupboard with light and power. Decorated in denim blue tones and finished with carpet, the room enjoys lovely views towards the Minto Hills from the side facing window.

The stylish family bathroom is another standout feature, offering a luxurious four piece suite including a freestanding bath with floor standing tap, set against an attractive green tiled feature wall. There is also a walk in shower enclosure with a double headed shower run from the boiler, WC and wash hand basin set within an attractive timber vanity unit providing useful storage. A tall storage unit offers additional shelving and towel hooks, while neutral wall tiling and decorative floor tiling

complete the space. A large opaque window allows plenty of natural light into this beautifully finished room.
This is a beautiful, spacious and exceptionally well presented family home, offering versatile accommodation, generous living spaces, excellent storage and a superb garden, all presented in walk in condition and ready for family living.

Room Sizes

SITTING ROOM 4.45 x 3.71
DINING ROOM 4.60 x 3.60
FAMILY ROOM 5.60 x 3.97
BREAKFASTING ROOM 3.47 x 2.75
KITCHEN 3.33 x 3.33
UTILITY/BOOT ROOM 3.23 x 1.53
BEDROOM 4/OFFICE 3.93 x 2.97
SHOWER ROOM 2.28 x 1.60
BEDROOM 4.05x 3.60
BEDROOM 3.70 x 3.34
BEDROOM 5.10 x 3.35
BATHROOM 2.20 x 3.37

Externally

Outside, the property offers excellent access to the rear garden from both sides via pathways. The raised garden is beautifully arranged with patio areas, decking and a chipped area ideal for a fire pit, together with a large lawn and useful clothes drying facilities. Mature hedging, trees and fencing surround the garden, creating a good degree of privacy while still allowing the stunning surrounding countryside views to be enjoyed.

Directions

From Mart Street roundabout take the Weensland Road (A698) exit and continue forward, take the second right onto Leaburn Drive, the property is on the left hand side.

Sales and Other Information

Fixtures & Fittings

All carpets, floor coverings and integrated appliances included in the sale.

Services

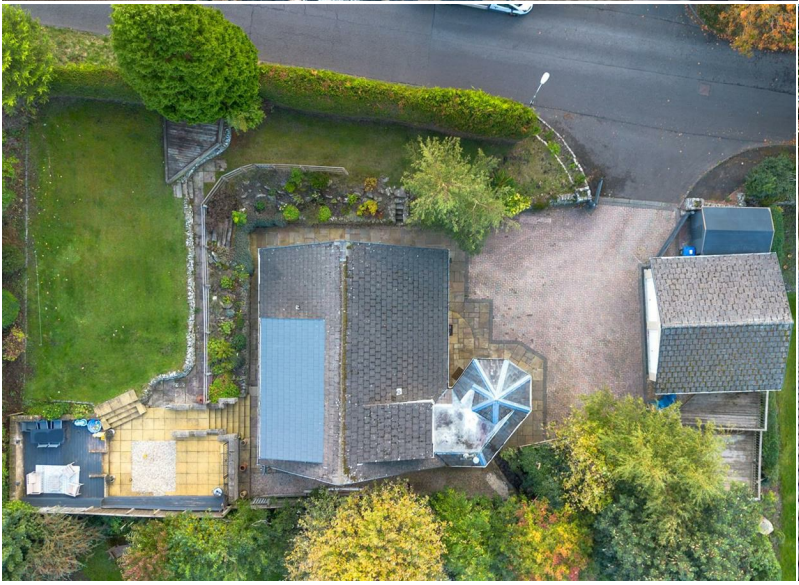
Mains water, drainage, gas and electricity.











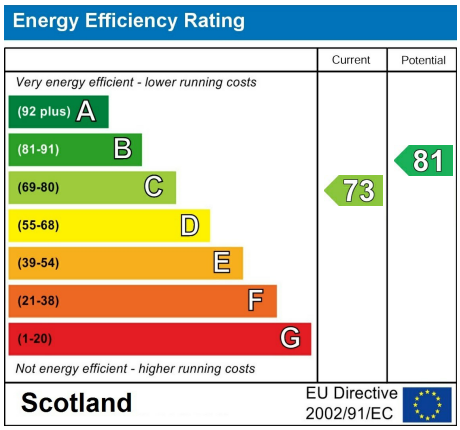


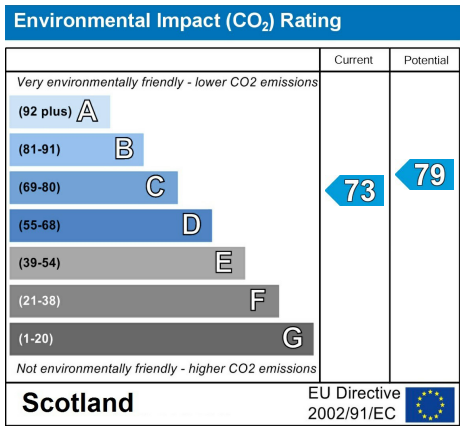
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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











Glenview
Floor Space - Approx 188sqm

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