



BANNERMANBURKE

PROPERTIES LIMITED



30 Park View, Hawick, TD9 7JE
Offers In The Region Of £345,000



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- VESTIBULE AND HALLWAY ■ SITTING ROOM WITH DINING AREA ■ DINING KITCHEN ■ FOUR BEDROOMS (MASTER ENSUITE) ■ FAMILY BATHROOM ■ SHOWER ROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING AND SOLAR PANELS ■ DETACHED GARAGE AND DRIVEWAY ■ DECKING, PATIO AND GARDEN ■ BEAUTIFUL PARK LOCATION

A generously proportioned, detached four bedroom bungalow set within one of the town's most sought after locations, just moments from the award winning Wilton Lodge Park. Beautifully presented throughout, the property has been recently redecorated in fresh, contemporary neutral tones, creating a bright and welcoming atmosphere. Further enhancing its appeal is a substantial brick built detached garage complete with power, lighting, and useful loft storage. The home also benefits from solar panels, supplying energy to both the grid and integrated battery storage for improved efficiency. Ample off street parking is provided by a spacious driveway, comfortably accommodating multiple vehicles.

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 from the front into a handy vestibule with coat storage which leads through to the hallway where all accommodation can be accessed. The hallway is decorated in fresh neutral tones with solid wood maple flooring and recessed ceiling spotlight fittings. A large cupboard provides good additional storage and an access hatch leads to the loft space.

The spacious dining kitchen is located to the front of the property and benefits from convenient side door access to the outside. It is fitted with a good range of both floor and wall mounted units, complemented by generous worktop space that extends to form stylish splashbacks. Double glazed windows, with a sink positioned beneath,

overlook the front garden and allow an abundance of natural light to fill the room. The kitchen is well equipped with a double built in electric oven and a five burner gas hob with an extractor hood above. There is ample space for a dining table and chairs, creating an ideal area for family meals and entertaining. In addition, the room offers space and plumbing for both a washing machine and a tumble dryer.

To the rear of the property is a spacious and bright sitting room with dining area, creating an excellent hub for family gatherings. Sliding doors lead out to a large area of decking and patio, while double glazed windows allow plenty of natural light to flood the room. The space is freshly decorated in neutral tones and features solid wood flooring, recessed ceiling spotlights, and two central heating radiators. The main focal point of the room is the open fireplace with basket gas fire inset and slate hearth. From here, a door leads through to a small hallway with double glazed window, providing access to a fourth bedroom and shower room.

The fourth bedroom is a versatile space offering flexible use and benefits from double glazed sliding doors opening onto the decking. It would make an ideal sunroom or work from home office. A fitted wardrobe provides excellent storage, while a side window allows for good natural light. An access hatch to the roof space provides additional storage and houses the solar panel mechanism.

The shower room comprises a three piece suite including a wash hand basin, WC, and a shower enclosure with a chrome shower supplied by the boiler.

At the opposite end of the property you will find the master ensuite bedroom and two additional bedrooms, providing comfortable and well appointed sleeping accommodation, along with the family shower room. The master bedroom benefits from an ensuite shower room and two sets of built in wardrobes, providing excellent storage. The ensuite is fitted with a three piece suite comprising a wash hand basin set in vanity furniture, WC, and a double walk in shower enclosure with a chrome shower, supplied by the boiler. Two further bedrooms, one with storage, are located to either side of the property with double glazed windows, fresh neutral tones and solid wood flooring.

Finally the spacious family shower room is located to the front, with double glazed opaque window and comprises of a large double walk in shower enclosure with chrome shower run off the boiler, WC and wash hand basin with storage below. Mirrored doors lead to a large cupboard providing additional storage. Shower boarding, tile effect laminate flooring and chrome heated towel rail completes this lovely space.

Room Sizes

SITTING ROOM/DINING ROOM 8.3 x 4.2

DINING KITCHEN 5.4 x 3.5

MASTER BEDROOM 4.35 x 3.2

BEDROOM 3.65 x 3.2

BEDROOM 3.35 x 2.6

BEDROOM 3.15 x 2.7
ENSUITE SHOWER ROOM 3.3 x 1.5
FAMILY BATHROOM 3.35 x 2.3
SHOWER ROOM 1.8 x 1.6

Externally

30 Park View sits within a generous, well maintained plot and benefits from ample parking for several vehicles, along with a detached garage featuring power, lighting, and a mezzanine storage area. The property also boasts a spacious decking and patio area, perfect for al fresco dining, complemented by attractively planted shrub borders and enclosed by mature hedging to provide privacy. An additional patio area with artificial lawn provides even more outdoor seating, offering a great advantage for relaxing or entertaining.

Directions

From Wilton Park, take a left (remaining on Wilton Park Road) and first right into Park View. The property is the first on the left as you ascend the hill.

What3words///method.stilted.orders

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, electricity and solar panels.

The property benefits from solar panels which feed both into the grid and storage batteries, with approximately nine and a half years remaining on the current fixed high rate tariff.



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			
(81-91) B			
(69-80) C		80	80
(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			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

30 Park View, Hawick



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