



# BANNERMANBURKE

PROPERTIES LIMITED



**1d Towerdykeside, Hawick, TD9 9EA**

**Offers In The Region Of £95,000**





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## Offers In The Region Of £95,000



■ HALLWAY ■ SITTING ROOM/DINING ROOM ■ KITCHEN ■ BATHROOM ■ 2 DOUBLE BEDROOMS ■ SECURE ENTRY SYSTEM ■ GAS CENTRAL HEATING ■ LARGE SASH & CASE WINDOWS WITH LOVELY VIEWS ■ EPC RATING C

We are delighted to bring to market this light and spacious two bedroom second floor property, in a beautiful Grade B listed building. Enjoying superb views, the property is located in the lovely regenerated Heart of Hawick area of town, just steps from the high street and all local amenities. Immaculately presented, boasting high ceilings and tall sash case windows, the property benefits from gas central heating, secure entry phone system and an off street communal car park. Ideal first time buy, holiday home, rental investment or downsizing opportunity.

### 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

The property is entered via a timber door into the L shaped hallway which is freshly decorated in neutral tones with carpet flooring. Housed at high level is the electric meter and switch gear. A large walk in cupboard with a range of shelving, coat hooks and light offers fantastic storage. Three ceiling light fittings, secure entry phone system, central heating radiator and hatch to the roof space with light, accessed via Ramsay ladder. The extremely spacious sitting room is located at the end of the hallway. This imposing room boasts high ceilings and is filled with natural light from the three tall sash and cash windows which are beautiful features, while offering stunning views to the front and side. Decorated in neutral tones with carpet flooring and two ceiling lights and central heating radiators, this room offers plenty space for both living and dining furniture. The kitchen is located to the side with lovely views of the beautifully regenerated Heart of Hawick buildings from the large sash and case window. Good range of floor and wall units with ample work surface space with tiling to splashback areas in a white tile. Single bowl stainless steel sink and drainer, space for free standing cooker and fridge freezer and space and plumbing for washing machine. The Valliant combination gas boiler is located in the kitchen also and is decorated in fresh neutral tones with vinyl flooring, ceiling spotlights and central heating radiator. The bathroom is a lovely bright room with 3 pc suite comprising of bath with shower over, WC and wash hand basin. Tiling to bathing area with neutral décor and vinyl flooring, recessed ceiling spotlights and central heating radiator. Both bedrooms are doubles with ample space for furniture and are again bright and airy, boasting high ceilings and large windows with central heating radiators and ceiling light fittings. Decorated in neutral tones with carpet to floor, one room benefits from a large walk in wardrobe with hanging and shelving.



## Room Sizes

Living/Dining Room 3.25 x 6.65

Kitchen 3.60 x 2.40

Bedroom 3.75 x 2.35

Bedroom 3.10 x 3.40

Bathroom 2.70 x 2.00

## Directions

From the end of the High Street travelling West, take a left onto Slitrig Crescent at the Heart of Hawick and first left into Backdamgate. Take a left into the carpark and the building is located on the left hand side. If travelling by foot, at the end of the High Street, take a left through the archway and the property is located on the right hand side.

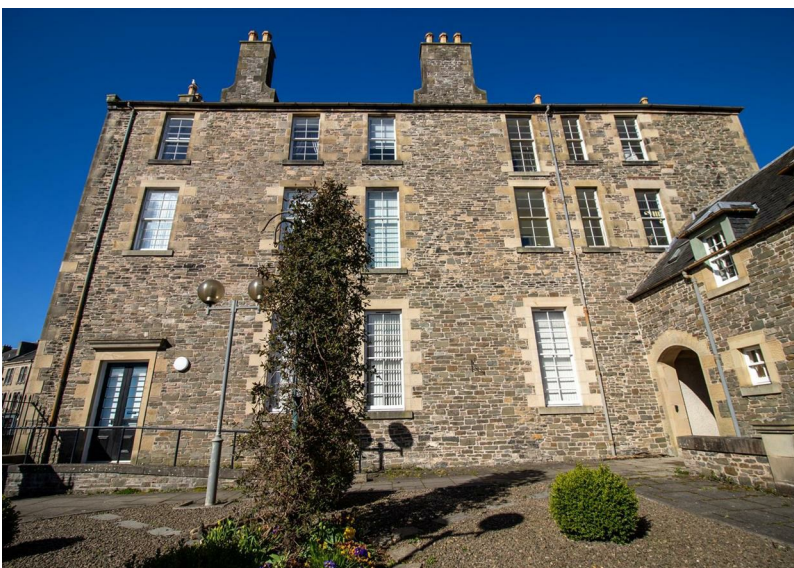
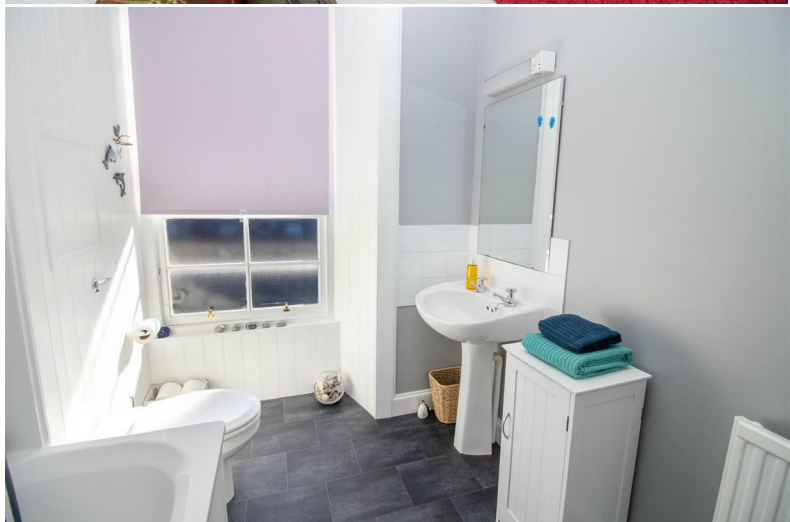
## Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings and light fittings 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.

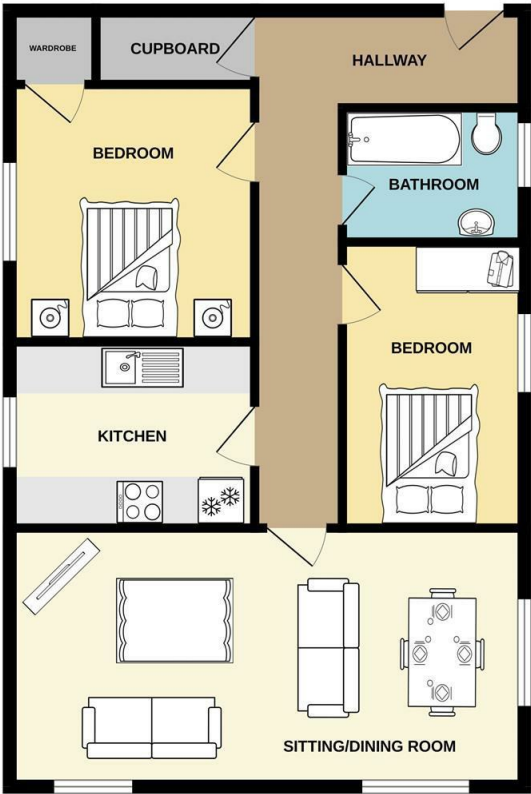
Notice:

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	67	82
Scotland	EU Directive 2002/91/EC	



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