



# BANNERMANBURKE

## PROPERTIES LIMITED



**176 Ramsay Road, Hawick, TD9 0DR**

**Offers In The Region Of £85,000**



# 176 Ramsay Road, Hawick, TD9 0DR

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■ VESTIBULE AND HALLWAY ■ SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ BATHROOM ■ DOUBLE GLAZING ■ GAS CENTRAL HEATING ■ PRIVATE REAR AND SIDE GARDEN ■ BEAUTIFUL VIEWS ■ EPC RATING D

We are delighted to offer for sale this two bed upper quarter house in the popular West End area of town. Presented for sale in very good order with stunning views of the surrounding Borders countryside, gas central heating and double glazing. Benefits from a private rear and side garden with greenhouse and mature trees and shrubs. Ideal first time buy, buy to let or down size 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 from the side via a timber door into the entrance vestibule where carpeted stairs lead up to the upper level. The hallway has a large cupboard for storage, housing the electric meter and switch gear and has an access hatch to the roof space. The property is freshly decorated throughout in neutral tones with a mix of carpet and vinyl flooring and is warm and cosy benefitting from cavity wall insulation plus 12 inches of loft insulation. To the front, a spacious and bright sitting room boasts beautiful views of the surrounding hills via two large windows allowing lots of natural light through. Wall mounted gas fire with Baxi back boiler and cupboard for storage. From here there is access to the kitchen which is located to the rear with double glazed window. Good range of floor and wall mounted units with ample work surface space and tiling to the splashback areas. Porcelain sink and drainer with mixer tap, space for a free standing fridge freezer, cooker and space and plumbing for a washing machine.

Both bedrooms are doubles with lovely outlooks and have built in cupboards for storage. The family bathroom comprises of a 3pc suite of bath with electric shower above, wash hand basin and WC. Double glazed opaque window to the rear and tiling to the bathing area.

## Room Sizes

SITTING ROOM 3.90 x 5.00

KITCHEN 3.40 x 2.20

DOUBLE BEDROOM 3.55 x 3.40

DOUBLE BEDROOM 2.55 x 3.65

BATHROOM 2.30 x 1.55

### Externally

The property benefits from a private rear garden and ground to the side. The garden is laid to lawn with mature shrubs, greenhouse and bounded by fencing.

### Directions

Heading west on the high street take a left onto the Howgate and continue up through Drumlanrig Square, onto the Loan and then Rosebank Road. From here take a left onto Ramsay Road and at the junction turn right. The property is on the right hand side.

### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings, kitchen appliances and greenhouse included in the sale.

#### Services

Mains drainage, water, gas and electricity.



## Offers:

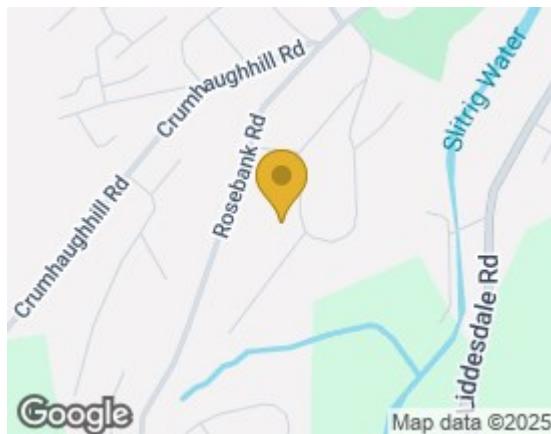
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

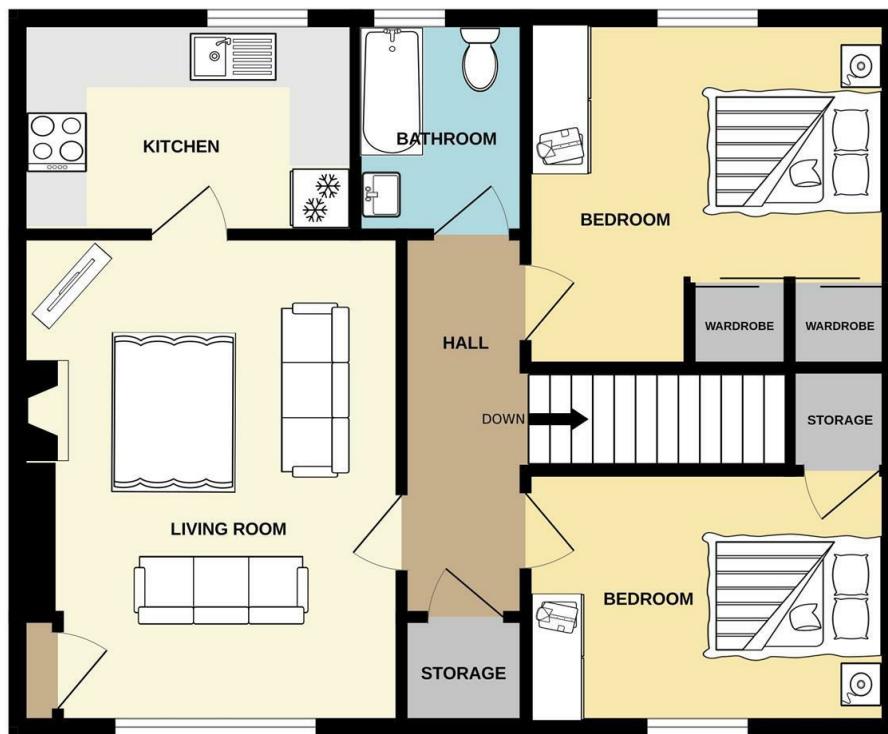
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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	68	75
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	75
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	

## 1ST FLOOR



176 RAMSAY ROAD, HAWICK

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