



BANNERMANBURKE

PROPERTIES LIMITED



7/1 Princes Street, Hawick, TD9 7AX

Offers In The Region Of £90,000



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- SITTING ROOM ■ DINING KITCHEN ■ BATHROOM ■ TWO BEDROOMS ■ PRIVATE GARAGE ■ THREE OUTHOUSES ■ SHARED COURTYARD AND LARGE GARDEN ■ EXCELLENT STORAGE ■ CENTRAL LOCATION ■ EPC RATING C

Early viewing is highly recommended of this immaculately presented ground floor, two bedroom property, which benefits from a private garage, three private outbuildings, and a very well maintained shared courtyard and garden.

Situated just a short walk from the town centre and all local amenities, this lovely property would make an excellent first time purchase, rental investment, or the perfect 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

Entering the property to the front, a double glazed UPVC door leads into the hallway which gives access to all accommodation. Decorated in neutral tones and carpet to the floor and a section of laminate flooring at the entrance for ease of maintenance. There is wall lighting and an attractive arch, as well as

central heating radiator and smoke alarm. The sitting room is located to the front of the property and features a large double glazed window, gas fire with marble surround and hearth, and useful under window storage. A recessed unit provides additional storage. The room is neutrally decorated with carpet to the floor and benefits from a ceiling rose, ceiling light fitting and central heating radiator. High ceilings, deep skirting boards and cornicing further enhance the traditional character of the room. Also to the front, the master bedroom is a good size and has a large double glazed window and full range of built in wardrobes providing both hanging and shelving. The electric meter and switch gear are neatly concealed within one of the wardrobes. The room is neutrally decorated with carpet to the floor, has a ceiling light fitting and central heating radiator. The second bedroom is situated to the rear of the property and has a double glazed window overlooking the garden. The room is decorated in neutral tones with carpet flooring and benefits from a range of cupboards with shelving, providing excellent storage. Wall lighting and a central heating radiator complete the room. The spacious bathroom is finished with neutral tiling to full height and vinyl flooring. The suite comprises a bath with shower attachment operated from the mixer taps, WC and wash hand basin set within vanity furniture, with a wall mounted mirror above. Useful storage is provided beneath the window and the room benefits from a heated towel rail, recessed spotlights and an opaque double glazed window to the rear. The lovely, light and bright dining kitchen is situated to the rear of the property. A large double glazed window overlooks the rear garden, while an opaque double glazed door provides direct access outside.

The generously proportioned kitchen has ample space for a dining table and chairs, (included in the sale) and is fitted with a good range of floor and wall mounted units in an attractive duck egg blue, with tiled splashback areas and laminate work surfaces extending around to a breakfast bar, providing seating and further storage beneath. Space and plumbing for a washing machine is neatly tucked away within the breakfast bar and integrated appliances include an under counter fridge and freezer, double oven, four ring induction hob with chimney style cooker hood above, and a one and a half bowl sink with drainer and mixer tap. Two large pantry cupboards provide excellent additional storage and benefit from internal lighting. The room is neutrally decorated with vinyl flooring and two ceiling light fittings.

This ground floor property is a must see to appreciate the excellent accommodation on offer.

Room Sizes

Sitting room 4.30 x 3.98
Dining kitchen 4.10 x 4.24
Bedroom 4.00 x 3.40
Bedroom 3.97 x 2.59
Bathroom 2.87 x 2.04

Externally

The property benefits from three private outhouses to the rear, providing excellent additional storage. One of the outhouses has been set up as a hobby room with power and lighting and also houses the Vaillant combi boiler, which is approximately two years old. Immediately outside the kitchen door is a private seating area, ideal for enjoying a morning coffee. The well maintained shared courtyard is accessed from the kitchen as well as a close to the side of the property. The shared garden is particularly attractive, featuring mature shrubs, seasonal flowers and a large area of lawn, together with clothes drying facilities. At the end of the garden, a gate provides access to a private single car garage. The garage can also be accessed via a vennel to the side of No. 9.

Directions

Entering Hawick from the South on the A7, take a left at the Sandbed roundabout, travel over the bridge and take the first left onto Albert Road, continue up Wilton Path and onto Princes Street. The property sits on the right hand side.

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Sales & Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale. Dining table and chairs are also included.

Services

Mains drainage, water, gas & electricity.



Offers:

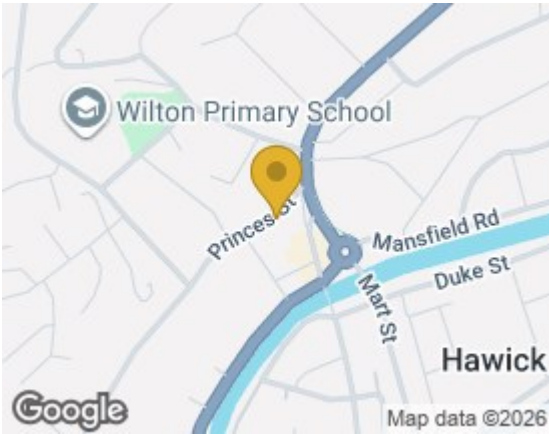
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



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		
	74	79
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	81
Scotland	EU Directive 2002/91/EC	



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