



BANNERMANBURKE

PROPERTIES LIMITED



25B Chay Blyth Place, Hawick, TD9 8HX

Offers In The Region Of £65,000



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- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ 2 DOUBLE BEDROOMS ■ BATHROOM ■ EXCELLENT STORAGE ■ PRIVATE COURTYARD WITH CLOTHES DRYING FACILITIES ■ FURNITURE AVAILABLE BY SEPARATE NEGOTIATION ■ EPC RATING E

Fantastic opportunity to acquire a spacious and bright two bedroom, first floor flat with furniture available by separate negotiation. Benefiting from double glazing and electric heating, this property would make an ideal first time buy, lock up and leave or rental investment. An enclosed private courtyard provides clothes drying facilities and offers the added benefit of a secluded outdoor space.

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

From the private courtyard, stairs lead up to the property, where a UPVC

door opens into a spacious hallway. The hallway is decorated in neutral tones with laminate flooring and includes three cupboards, the largest of which houses the electric meter and switchgear while also providing useful storage with light and power.

The sitting room is positioned to the rear and benefits from a large double glazed window that brings in good natural light. Finished in neutral tones with laminate flooring, there is plenty of space for furniture, along with an electric storage heater, an electric fire suite, and a ceiling fan light. The room also provides access to the kitchen.

The kitchen is located to the front and features a good range of floor and wall mounted timber units with laminate work surfaces and tiled splashback areas. It includes an integrated electric oven and hob with extractor over, a stainless steel one and a half bowl sink with drainer, and space for a freestanding fridge freezer and small dining table. A pantry cupboard provides additional storage and houses the washing machine. The kitchen is finished with laminate flooring, an electric heater, and a ceiling light fitting. Both bedrooms are a good size and offer plenty space for bedroom furniture. Each room includes built in wardrobes, electric heaters, ceiling light fittings, and large double glazed windows.

The bathroom is situated to the front and comprises a three piece suite, including a bath with an electric shower over, a WC, and a wash hand basin. Tiled to ceiling height with vinyl to floor, this room also includes a wall mounted heater and a double glazed window. Overall, the flat feels bright and well proportioned, with a good sense of space and natural light throughout.

Room Sizes

Hallway 2.28 x 2.62

Sitting Room 4.65 x 3.89

Kitchen 2.72 x 3.89

Bedroom 4.20 x 3.04

Bedroom 3.17 x 3.48

Bathroom 1.74 x 2.09

Externally

The property benefits from a private enclosed courtyard to the front of the property which offers clothes drying facilities.

Directions

Heading into Hawick from the north on the A7, take the left slip road onto Burnfoot Road. Turn right onto Chay Blyth Place, then take the second left as you descend the hill. The property is located at the end of the footpath from the car park.

what3words///molars.consults.gloves

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale. The property is offered for sale with all furniture available by separate negotiation.

Services

Mains drainage, water, and electricity.



Offers:

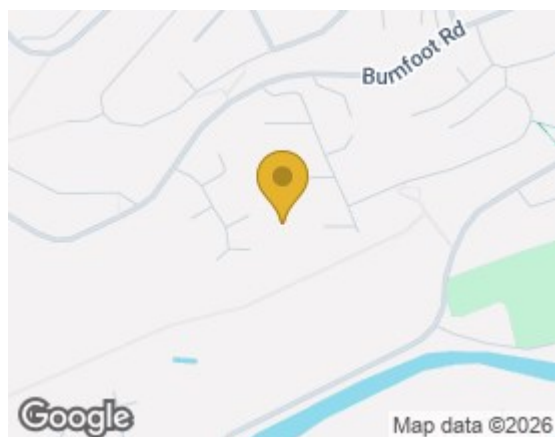
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



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		48	66
(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		79	87
(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	

25b Chay Blyth Place



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