



BANNERMANBURKE

PROPERTIES LIMITED



2 Langlands Road, Hawick, TD9 7EF
Offers In The Region Of £95,000



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- HALLWAY ■ SITTING ROOM WITH BAY WINDOW ■ KITCHEN ■ LARGE MASTER BEDROOM ■ DOUBLE BEDROOM ■ FAMILY BATHROOM ■ GCH/DG ■ SHARED GARDEN AREA ■ EPC RATING C

First floor two bedroom apartment (although accessed up only a handful of steps at the rear) with bright spacious rooms with high ceilings and bay windows. Located only a short walk to the town centre, the property is offered for sale in good order and benefits from an enclosed shared garden with shed.

Hawick

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.

Hawick Distances

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

Located just a short walk to the town centre and all local amenities, 2 Langlands Road is ideally placed with many supermarkets nearby and on a good bus route. Ideal downsizing opportunity or first time buy benefitting from gas central heating and double glazing. Both the living room and master bedroom are bright and spacious with the kitchen having ample space for a table and chairs. The garden is shared between two properties and is currently chipped with a garden shed.

Hallway

The property is entered via a double glazed door into the entrance hall. Decorated in grey with cornicing to ceiling and laminate flooring. Central heating radiator. Ceiling light and heat detector. Range of coat hooks. Cupboard housing the electric meter and switchgear.

Sitting Room

18'11" x 16'1" (5.78 x 4.91)

Bright and spacious room located to the front of the property with lovely double glazed bay window. Decorated in neutral tones with a feature wall in patterned wallpaper and cornicing to ceiling. Carpet flooring. Central heating radiator. Attractive ceiling

light fitting. Wired for SKY TV. Main focal point of the room is the timber fire surround with marble back and hearth and electric fire set upon. Two recessed display areas.

Kitchen

12'9" x 8'8" (3.91 x 2.66)

Located to the rear of the property with large double glazed windows. Ample floor and wall mounted units in cream with granite effect worksurfaces. Timber effect vinyl flooring. Central heating radiator and ceiling spotlighting. Built in electric oven and integrated microwave. Integrated wine rack. Tiled to splashback areas. Single bowl stainless steel sink and drainer with mixer tap. Four burner ceramic hob. Integrated fridge freezer. Ample space for dining table and chairs.

Double Bedroom

13'7" x 15'0" (4.15 x 4.58)

Large bright room located to the front with a double glazed window. Decorated in grey with cornicing to ceiling. Carpet flooring. Central heating radiator and ceiling light. Built in wardrobe for storage.

Double Bedroom

11'3" x 9'7" (3.44 x 2.94)

Located to the rear of the property with a double glazed window. Decorated in blue with cornicing to ceiling and carpet flooring. Central heating radiator and ceiling light. Built in cupboard which is plumbed for a washing machine.

Bathroom

8'4" x 5'1" (2.55 x 1.57)

Located to the rear with double opaque glazed window. Comprises of a three piece white suite of wash hand basin, WC and bath. Electric shower located over the bath and aqua panelling to full height around the bathing area. The wash hand basin is set into vanity furniture for storage. Vinyl flooring. Heated towel rail and neutral décor. Ceiling spotlighting.

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 and electricity.



Offers:

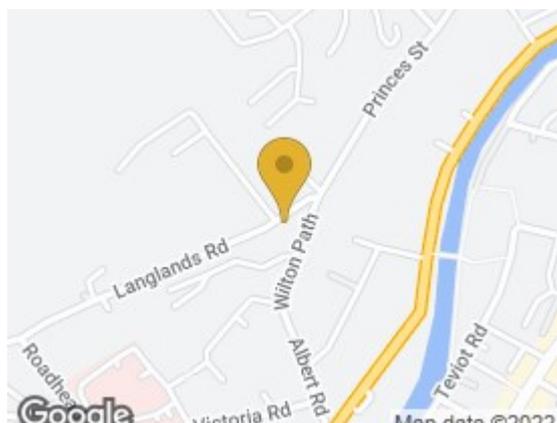
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

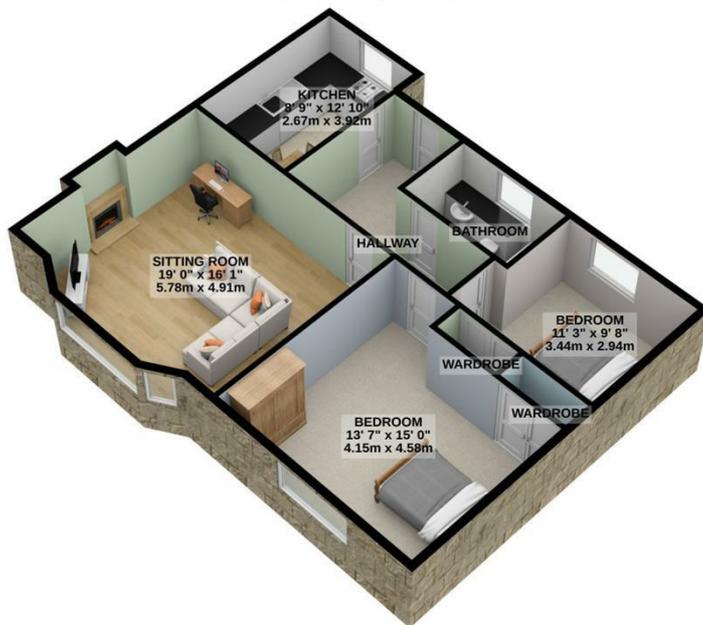
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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			
(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			
(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	

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



2 LANGLANDS ROAD, HAWICK
TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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