4 Bourtree Bank, Hawick

Viewing is a must of this lovely mews cottage tucked away from the town’s main street. This property is both unique and charming and has many pleasing features throughout. The chance to buy such an attractive and individual property like this is a rare opportunity. Off street parking is also advantageous.

• ENTRANCE HALL  • SITTING ROOM  • DINING KITCHEN  • UTILITY ROOM  • OFFICE ROOM  • MASTER BEDROOM WITH ENSUITE  • DOUBLE BEDROOM  • SINGLE BEDROOM  • ATTIC ROOM/PLAYROOM  • BATHROOM  • GAS CH  • DG  • PRIVATE PARKING SPACE/DRYING GREEN  • INTEGRAL STORAGE ROOM  • EPC RATING C

OFFERS IN THE REGION OF £139,000
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.

Approximate Distances
Selkirk 12 miles, Jedburgh 12 miles, Galashiels 18 miles
Melrose 22 miles, Newtown St Boswells 20 miles, Kelso 22 miles
Carlisle 42 miles, Edinburgh 50 miles, Newcastle 65 miles

Location
From the roundabout at Morrisons follow the signs for Town Centre onto Bourtree Place and Bourtree Bank is accessed from a vennel on the left just before the horse monument. Number 4 is on the left hand side.

THE PROPERTY
Charmingly unusual mews style cottage tucked away off the towns main street and the Horse Monument. The property was converted from workshops to a dwelling house and has been finished to a high standard. Benefits from a private parking space and an integrated outhouse/workshop accessed externally. Internally the property is mostly decorated in neutral tones and has pleasant and stylish kitchen and bathroom facilities. There is a master bedroom with en suite in addition to the two further bedrooms and attic room which could be used for a variety of purposes such as play room or home office.

Entered via a double glazed timber effect door. The hallway has solid wood flooring and is decorated in neutral. Double glazed window to the front. Carpeted staircase leads up to the half landing. Central heating radiator and smoke alarm. Recessed ceiling spotlights and a glazed ceiling spotlight.

Utility 2.94 x 2.28 (9'8" x 7'6")
Located to the rear and is decorated in neutral colours with vinyl flooring. Central heating radiator. Ceiling light and double glazed window. Space and plumbing for a washing machine and also a freezer. Single bowl stainless steel sink and drainer with mixer tap. Wall mounted units. Tiled to splashback areas.

Dining Kitchen 3.76 x 4.94 (12'4" x 16'2")
Double aspect room with two double glazed windows to the front and a double glazed window to the rear. Central heating radiator and recessed ceiling spotlights. Decorated in neutral tones with natural timber finishes and stone tiled flooring. Ample floor and wall mounted kitchen units with marble effect worksurfaces. Double integrated stainless steel electric oven and four ring gas hob. Located above that is a chimney style cooker hood. Tiling to splashback areas. Single bowl stainless steel sink and drainer with mixer tap. Integrated dishwasher and fridge.

Master Bedroom with en suite 4.58 x 4.70 (15'0" x 15'5")
Accessed via some steps down from the hallway. Decorated in neutral tones with carpet flooring. Double glazed windows to the front and rear. Recessed ceiling spotlights. Central heating radiator. Ample space for bedroom furniture. Access to the en suite shower room

**En Suite 2.97 x 2.21 (9'9" x 7'3")**
Comprises of three piece white suite of wash hand basin, WC and shower enclosure. Decorated in neutral tones with carpet flooring. Recessed ceiling spotlights. Double opaque glazed window to the rear. Wash hand basin is set into a vanity unit with storage. Central heating radiator. Mira electric shower located within the enclosure and aqua panelled to full height.

A carpeted staircase leads up to a half landing which is decorated in a neutral colour scheme. Central heating radiator and a ceiling light. Housed at high level is the electric meter and switchgear.

**Sitting Room 6.15 x 5.02 (20'2" x 16'6")**
Located on the first floor to the front. Decorated in a neutral colour scheme with carpet flooring. Double glazed door with balcony and double glazed windows to the front and rear. Central heating radiator and two ceiling lights. Gas fire set upon a marble hearth. Timber door leads to a small office area which has desk, double glazed window and ceiling light. From the sitting room a door leads to a staircase up to the attic space.

**Attic Room 5.13 x 3.37 (16'10" x 11'1")**
Good sized room with double glazed Velux window. Decorated in neutral tones with carpet flooring. Central heating radiator and ceiling light. Large walk in cupboard houses the Vailliant gas boiler. Ideal playroom/office.

Stairs lead up to the top landing which has a single glazed window. Decorated in neutral colour scheme with carpet flooring. Telephone point. Ceiling light and smoke alarm.

**Bathroom 3.48 x 2.73 (11'5" x 8'11")**
Located to the front of the property. Comprises of a three piece suite of wash hand basin, WC and bath. Wash hand basin is set upon an oak unit with shelving. Triton shower located over the bath and it is tiled to almost full tile in a white tile. Decorated in neutral tones with carpet flooring. Central heating radiator and glazed ceiling light. Timber doors leads to a large storage cupboard.

**Bedroom 2.99 x 4.05 (9'10" x 13'3")**
Double room located to the side of the property with a double glazed window. Decorated in neutral tones with carpet flooring. Central heating radiator and ceiling light. Double glazed Velux window.

**Single Bedroom 2.91 x 2.35 (9'7" x 7'9")**

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**Fixtures and Fittings**
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, PO Box 17, 28 High Street, Hawick, TD9 9BY. Tel: (01450) 375567. Any person wishing to be informed of a closing date for the receipt of offers should notify the Selling Agents as soon as possible, although the seller will not be bound to fix a closing date, and reserves the right to sell privately.

Viewings
Strictly by appointment through the Selling Agents. Contact Bannerman Burke PO Box 17, 28 High Street, Hawick. Tel: 0800 1300 353.

Entry
By arrangement.

NOTE
Although the above particulars are believed to be correct, they are not warranted and will not form part of any contract thereon. Please note all measurements are taken with sonic tape at widest/longest point and are approximate.