



BANNERMANBURKE

PROPERTIES LIMITED



81 Longcroft Crescent, Hawick

Viewing comes highly recommended of this lovely two bedroom upper quarter house in the popular 'West End' area of town. Situated in an elevated position over the town providing lovely views of the surrounding countryside. Located on good bus route to the town centre and all local amenities. Presented for sale in very good order with gas central heating and double glazing.

• VESTIBULE • HALLWAY • SITTING ROOM • KITCHEN • TWO DOUBLE BEDROOMS • SHOWER ROOM • GAS CH • DG • PRIVATE GARDEN • INTEGRATED OUTHOUSE • EPC RATING D •

OFFERS IN THE REGION OF £65,000

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 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.

Approximate 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.

Location

From the High Street travelling West, turn onto the Howegate and continue onto the Loan. At the fork in the road, turn right onto Crumhaughhill Road and second right onto Longcroft Crescent. The property lies on the left hand side.

The Property

Offered for sale in very good order, this two bedroom upper quarter house with private garden is an ideal first time buy, buy to let or even downsizing opportunity. There is a bus stop just outside the property and the garden ground to the side is both private and secluded with patio, clothes drying facilities and garden shed. There is large integrated outhouse also which provides excellent additional storage.

Vestibule

The property is entered via a double glazed door to a small vestibule with laminate flooring. Carpeted stairs with handrail leads to the first floor level. On the turn of the stairs is a double glazed window and a timber and glazed door provides access to the hallway.

Hallway

Carpet flooring. Central heating radiator. Ceiling light. Access hatch to roof space. Wall



mounted central heating thermostat. Smoke alarm

Sitting Room 3.47 x 4.82 (11'5" x 15'10")

Bright room located to the front of the property with lovely views over the town via double glazed windows. Central heating radiator. The main focal point of the room is the white timber fire surround with marble back and hearth and electric fire inset. Ceiling light with ceiling rose. Recessed display area with cupboards below for additional storage. Carpet flooring. Storage cupboard houses the Valliant combination gas boiler and provides additional storage.

Kitchen 3.33 x 2.34 (10'11" x 7'8")

Accessed from the living room via a timber and glazed door. Located to the rear of the property with double glazed window. Ample floor and wall mounted units with black marble effect work surfaces and splashbacks. Tile effect vinyl flooring. Recessed ceiling spotlight fittings. One and a half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for dishwasher, washing machine, cooker and free standing fridge freezer.

Double Bedroom 3.55 x 4.20 (11'8" x 13'9")

Located to the rear of the property with double glazed windows. Double room with built in wardrobes and carpet flooring. Central heating radiator and ceiling light.

Double Bedroom 4.18 x 2.74 (13'9" x 9'0")

Double room located to the front of the property with double glazed windows. Carpet flooring and central heating radiator. Ceiling light. Large built in wardrobe with hanging rail and shelf.

Shower Room 1.70 x 2.17 (5'7" x 7'1")

Nice room located to the rear of the property with a double glazed opaque window. Comprises of 3pc white suite of wash hand basin set in a vanity unit, WC and shower enclosure. Electric shower located within the enclosure. Chrome heated towel rail. Recessed ceiling spotlight fittings. Aqua panelling to walls with tiled flooring.

Sales details and other information

Fixtures and Fittings

All carpets, floor covering 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.



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