



BANNERMANBURKE

PROPERTIES LIMITED



The Old Shop, 6 Buccleuch Street, Hawick

Viewing comes highly recommended of this lovely three bedroom, one public room terraced house in a central location of the town, close to all local amenities. Presented for sale in good decorative order benefitting from gas central heating and double glazing. The property has been freshly decorated with some newly carpet flooring also. The rear courtyard is shared and provides access to a large private games room that benefits from power and light.

- HALLWAY • KITCHEN • SITTING ROOM • THREE BEDROOMS • BATHROOM • LARGE GAMES ROOM WITH POWER AND LIGHT • SHARED REAR COURTYARD • EPC RATING E •

OFFERS OVER £105,000

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, continue onto the Sandbed and take a left onto Buccleuch Street. The property is located on the right hand side.

The Property

Located in a central location of the town, this quirky terraced house is an ideal first time buy. Set over four floors with hallway, kitchen and bedroom on the ground floor, bathroom and sitting room on the first floor and two bedrooms on the upper level. There is a shared courtyard to the rear with clothes drying facilities and access to a very large games room which has the benefit of power and light.

Hallway

Provides access to the kitchen and ground floor bedroom. Decorated in fresh neutral tones. Central heating radiator. Range of coat hooks. Attractive ceiling light fitting. Smoke alarm.

Kitchen 5.11 x 3.45 (16'9" x 11'4")

Located to the front of the property with double glazed windows. Wall mounted Ideal gas boiler. Ample floor and wall mounted units in white with black worksurfaces. Central heating radiator. Gas meter. Integrated wine rack. Single built in electric oven and four burner electric hob. Space and plumbing for washing machine and slimline dishwasher. Single bowl stainless steel sink and drainer with mixer tap. Tiled to splashback areas in a black and white tile. Attractive ceiling light fitting. Lovely exposed brick wall and decorated in neutral tones. Smoke alarm.

Bedroom 2.60 x 4.17 (8'6" x 13'8")

Located to the rear of the property with double glazed window overlooking the rear courtyard. Working



shutters on the windows and curtains included in the sale. Decorated in neutral tones with newly laid carpet flooring. Attractive ceiling light fitting. Three built in cupboards provide excellent storage. Central heating radiator.

First Floor Landing

Accessed from ground floor via carpeted turning staircase with handrail. Ceiling spotlights. Smoke alarm. Shelved press provides additional storage. Access to the bathroom and living room.

Sitting Room 4.66 x 3.00 (15'3" x 9'10")

Located to the front of the property with two large double glazed windows and Victorian working wooden shutters. Central heating radiator. Attractive ceiling light fitting. Decorated in neutral tones with patterned wallpaper and carpet flooring. Lovely high ceilings, deep timber skirtings and cornicing to ceiling. Built in corner unit. The main focal point of the room is the timber fire surround with cast iron back and open grate fire on a marble hearth. Curtains included in the sale.

Bathroom 2.24 x 3.10 (7'4" x 10'2")

Located to the rear of the property with double glazed window and Victorian working wooden shutters. Comprises of 3pc suite of wash hand basin, WC and bath with hand shower over the bath. Vinyl flooring. Central heating radiator. Recessed ceiling spotlight fittings. Fitted cabinet.

Upper Living Room 4.26 x 4.35 (14'0" x 14'3")

Access to two rooms from the first floor level. Large room located to the front of the property with double glazed bay window. Freshly decorated in white and red with carpet flooring. Panel heater. Two sets of ceiling lights. Curtains included in the sale. Access hatch to roof space which is insulated, has treated beams, a swish ladder and window for access to the roof. Access to rear bedroom.

Bedroom 3.05 x 1.50 (10'0" x 4'11")

Located to the rear of the property with double glazed window. Currently used as a bedroom but could be used for a variety of purposes. Decorated in white with a feature wall in red and carpet flooring. Fitted cupboards. Ceiling light. TV aerial point. Curtains included in the sale.

Games Room 7.90 x 4.57 (25'11" x 15'0")

Accessed through the close marked 6C and 6D and shared courtyard to the rear. Timber hatch door provides access to steps that lead down to the cellar. Accessed via timber door. Good sized space with painted flooring. Has the benefit of power and light. Central heating radiator. Treated beams and natural stones walls.

Sales and other information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, curtains are 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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