



BANNERMANBURKE

PROPERTIES LIMITED



Lindisfarne Lodge, Stirches Road, Hawick

Viewing comes highly recommended of this beautiful detached family home offered for rent in great condition with lovely large well maintained private garden. A driveway with garage and carport provides off street parking for several vehicles and there is a 'sun trap' patio area with three outhouses for additional storage. Located a short walk to beautiful Borders countryside and on a good bus route to the town centre and all local amenities.

- HALLWAY • WC • SITTING ROOM • LOUNGE WITH DINING AREA • KITCHEN • FOUR BEDROOMS • BATHROOM • GAS CH • PARTIAL DOUBLE GLAZING • DRIVEWAY WITH GARAGE AND CARPORT • LARGE WELL MAINTAINED GARDEN • PATIO AND OUTHouses • EPC RATING D • LANDLORD REGISTRATION NO 1299979/355/28092 •

£900 PER MONTH

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

Entering Hawick on the A7, take a right onto Guthrie Drive and follow the road to the end. Take a left and the property is located on the right hand side.

The Property

Located on the ground floor is the hallway, sitting room, lounge with dining area, kitchen and WC with four bedrooms and bathroom on the upper level. Externally the property sits in beautiful well maintained large garden ground with patio, carport and garage. The driveway provides off street parking for several vehicles.

Hallway

Central heating radiator and wall mounted intruder alarm. Access to WC

WC 2.01 x 1.44 (6'7" x 4'9")

WC and wash hand basin. Decorated in neutral tones with vinyl flooring. Ceiling light.



Sitting Room 3.93 x 5.87 (12'11" x 19'3")

Spacious room to the rear and side with double glazed windows. Solid wood flooring. Electric fire (with option of open grate coal/log fire). TV aerial point. Two central heating radiators. Lovely garden views from the window seat.

Living Room with Dining Area 4.65 x 6.50 (15'3" x 21'4")

Nice bright room located to the front. Decorated in neutral tones with carpet flooring. Ceiling light. Smoke alarm. Electric fire. Central heating radiator.

Kitchen 4.08 x 2.32 (13'5" x 7'7")

Located to the rear with double glazed windows. Ample floor and wall mounted units in white with timber effect worksurfaces. Vinyl flooring. Central heating radiator and ceiling strip lighting. Wall mounted gas boiler. Integrated single oven and four burner gas hob. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and dishwasher. Space for fridge freezer and additional storage.

Bedroom 3.92 x 4.26 (12'10" x 14'0")

Good sized double room located to the front and side of the property with double glazed windows. Central heating radiator and ceiling light. Built in wardrobes.

Bedroom 2.96 x 2.97 (9'9" x 9'9")

Located to the front with double glazed windows. Central heating radiator and ceiling light. Built in wardrobe. Carpet flooring. Lovely views.

Bedroom 3.02 x 3.27 (9'11" x 10'9")

Located to the front of the property. Built in storage and central heating radiator. Ceiling light. Carpet flooring.

Bedroom 4.62 x 2.53 (15'2" x 8'4")

Central heating radiator. Built in storage. Access hatch to roof space.

Tenancy Details and further information

Council Tax Band 'E'

EPC Rating D

Deposit equal to one months rent

Landlord Registration 1299979/355/28092

No smokers allowed. No pets allowed

The landlord would prefer tenants in full time employment, but all applications will be considered based on the information provided.



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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