



BANNERMANBURKE

PROPERTIES LIMITED



10 Wilson Drive, Hawick, TD9 8HP
Offers In The Region Of £85,000



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- SPLIT LEVEL HALLWAY ▪ SITTING ROOM ▪ KITCHEN ▪ THREE BEDROOMS ▪ SHOWER ROOM ▪ GAS CH AND DG ▪ GOOD STORAGE ▪ WELL KEPT GARDEN WITH PATIO AND SUMMER HOUSE ▪ EPC RATING D

Viewing is essential to appreciate this immaculately presented semi detached dwelling house located on the outskirts of town. Split level in style, the property offers three good sized bedrooms, a stylish shower room, modern kitchen with integrated appliances and a bright sitting room overlooking the enclosed rear garden. Viewing is essential to appreciate the high finishings.

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.

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

Semi detached three bedroom dwelling house located in a quiet cul de sac on the outskirts of town. Offered for sale in excellent order with a well tended enclosed rear garden with patio, lawn and timber summer house. On the ground floor is the well appointed breakfasting kitchen and bright sitting room overlooking the front. The shower room and cloak room areas are on the mid landing and the first floor houses the three bedrooms.

Vestibule

Decorated in neutral with laminate flooring and range of built in storage. Central heating radiator.

Split Level Hallway

Decorated in neutral with checked carpet flooring and timber finishes. Central heating and halogen ceiling spotlighting. Stairs lead to the upper and lower landings. Access to the shower room. Storage cupboard houses the gas boiler

Shower Room

5'9" x 7'7" (1.74 x 2.30)

Located to the rear with opaque double glazed window. Aqua panelled in grey on three walls. Grey tile effect flooring. Wall mounted heated towel rail. Three piece white suite of walk in shower enclosure, wash hand basin and WC. The wash hand basin has vanity furniture for storage. Located in the shower enclosure is a double headed jet shower run off the boiler and glazed shower screen.

Lower Landing

Decorated in neutral with carpet flooring. Halogen ceiling spotlighting and coat hooks. Access to kitchen and sitting room.

Sitting Room

15'5" x 15'7" (4.71 x 4.74)

Lovely bright room located to the front with views over the garden via double glazed windows. Decorated in neutral with laminate flooring and timber finishes. Attractive ceiling spotlight fitting. Central heating radiator. Main focal point of the room is the wall mounted electric fire.

Kitchen

Located to the rear with double glazed door to the rear garden. Decorated in neutral with laminate flooring and timber finishes. Halogen ceiling spotlights. Range of grey high gloss units with neutral coloured marble effect worktops which continue up to form splashbacks. Wall mounted heated towel rail. Integrated fridge freezer and double electric oven. Matching microwave.

Four ring ceramic hob with integrated extractor above. Integrated dishwasher and washing machine. Plinth lighting and under counter lighting. Circular stainless steel sink and drainer with mixer tap. Built in breakfast bar area for dining

Upper Landing

Decorated in neutral with carpet flooring and timber finishes.

Master Bedroom

15'7" x 8'9" (4.76 x 2.66)

Bright double room located to the rear with double glazed windows. Decorated in neutral with laminate flooring. Ceiling light fitting and central heating radiator. Timber finishes. Integrated storage.

Bedroom 2

13'10" x 8'6" (4.21 x 2.58)

Double room located to the rear. Neutral décor and carpet flooring. Timber finishes. Double glazed window to the rear. Ceiling light and central heating radiator.

Bedroom 3

6'7" x 12'6" (2.00 x 3.80)

Located to the rear with a double glazed window. Neutral décor and carpet flooring. Timber finishes and ceiling light. Central heating radiator.

Garden

The front enclosed garden is laid to lawn and patio and there is a timber summer house. Bounded by timber fencing. Please

note prior to sale a timber fence will be erected down the middle of the garden down the middle of the patio.

SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

Carpets and floor coverings included in the sale and integrated appliances.

Services

Mains drainage, water, gas and electric.



Offers:

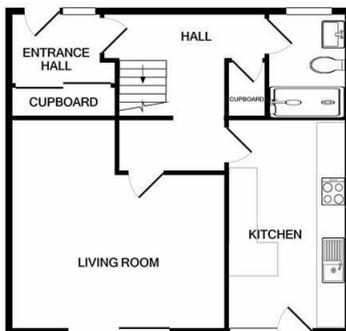
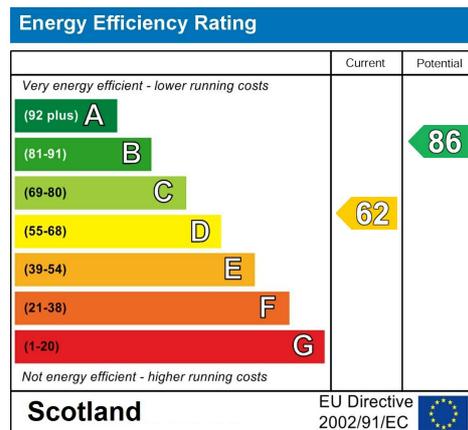
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

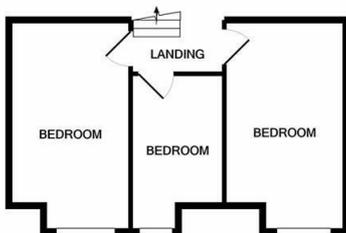
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

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ENTRANCE FLOOR & LOWER FLOOR



1ST FLOOR

10 WILSON DRIVE TD9 8HR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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