



BANNERMANBURKE

PROPERTIES LIMITED



5/1 Northcote Street, Hawick, TD9 9QU

Offers In The Region Of £37,495



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- HALLWAY ■ SITTING ROOM KITCHEN ■ DOUBLE BEDROOM BATHROOM ■ GCH ■ DG ■ COMMUNAL REAR COURTYARD AND OUTHOUSE ■ EPC RATING D

Ground floor flat located in a central location ideally placed for local amenities such as library and swimming pool. Offered for sale in neat and tidy decorative order with double glazing (installed June 2017) and gas central heating. There is a shared garden and outhouse to the rear.

The Property

The property is entered via a communal close. The property is entered via a newly fitted (June 2017) high security door into a small entrance hall. Decorated in neutral colours with painted timber finishes and neutral carpet flooring. Wall mounted central heating thermostat controller. Range of coat hooks. Open archway leads to the sitting room. Housed at high level is the electric meter and switch gear. A timber and glazed door leads into the bathroom.

Bathroom

10'6" x 4'8" (3.19 x 1.41)

Located to the front with an opaque double glazed window overlooking the front of the property. Tiled to full height in a white tile with grey tile effect flooring. Ceiling light. Comprises of 3pc white suite of bath, wash hand basin and WC. Central heating radiator. Located over the bath is an electric shower.

Double Bedroom

13'11" x 9'7" (4.24 x 2.91)

Located to the front of the property with a double glazed window. Decorated in neutral tones with carpet flooring. Cornicing to ceiling. Central heating radiator. Ceiling spotlight fitting. Range of fitted wardrobes with sliding timber doors. Painted timber door leads to a shelved press which houses the gas meter.

Sitting Room

13'5" x 16'1" (4.10 x 4.90)

Located to the rear with a double glazed window overlooking the shared rear garden. Decorated in neutral with painted timber finishes with carpet flooring. Feature wall in mauve. Ceiling light and central heating radiator. Recessed area for dining. Shelved display area and another open archway leads through to the kitchen.

Kitchen

7'0" x 6'6" (2.14 x 1.98)

Pantry style kitchen located to the rear. Tiled in a neutral tile. Laminate flooring. Space for fridge freezer. Floor and wall units in oak effect with black worksurfaces. Space for electric cooker with chimney style cooker hood above. Circular stainless steel sink with chrome effect mixer tap. Wall mounted Worcester boiler.

Fixture and Fittings

All carpets, floor coverings and light fittings 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 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:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	65	76
Scotland	EU Directive 2002/91/EC 	

Important:

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