21/5 Lothian Street, Hawick

Top floor two bedroom flat in need of refurbishment in a central location of the town. Ideal buy to let investment or first time buy. Located just a short walk to the town centre and all local amenities.

- HALLWAY
- SITTING ROOM
- KITCHEN
- DOUBLE BEDROOM
- SINGLE BEDROOM
- BATHROOM
- DOUBLE GLAZING
- SHARED REAR GARDEN
- EPC RATING D

OFFERS IN THE REGION OF £25,000
Hallway
Laminate flooring and timber finishes. Housed at high level is the electric meter and switchgear. Range of coathooks. Ceiling light. Timber panel door leads to large shelved storage cupboard.

Sitting Room 4.20 x 2.91 (13'9" x 9'7")
Located to the rear with large double glazed window. Laminate flooring and timber finishes. Wall mounted electric panel heater. Ceiling light and recessed shelved display area. Main focal point of the room is the recessed brick built fire surround with cast iron stove set upon.

Kitchen 1.80 x 3.52 (5'11" x 11'7")
Located to the rear with a double glazed window. Decorated in neutral with vinyl flooring. Timber finishes. Range of white timber floor and wall units with grey worksurfaces and tiling to splash back areas. Space for small fridge freezer and electric cooker. Space and plumbing for a washing machine. One and half bowl sink and drainer with mixer tap. Timber lining to ceiling and ceiling spotlight fittings.

Double Bedroom 2.46 x 4.00 (8'1" x 13'1")
Located to the front. Large double glazed window. Decorated in blue and neutral with timber finishes and carpet flooring. Cornicing to ceiling. Ceiling light. Wall mounted electric panel heater.

Single Bedroom 2.85 x 2.00 (9'4" x 6'7")
Located to the front. Large double glazed window. Decorated in neutral with timber finishes and carpet flooring. Wall mounted electric panel heater. Ceiling light.

Bathroom 1.37 x 2.91 (4'6" x 9'7")
Located to the front with opaque double glazed window to the front. Decorated in neutral with timber finishes and vinyl flooring. Tiled to full height on one wall and timber lining to one wall also. Three piece white suite of bath, wash hand basin and WC and located over the bath is a Redring Expressions electric shower.

Fixtures and Fittings
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, 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.