



BANNERMANBURKE

PROPERTIES LIMITED



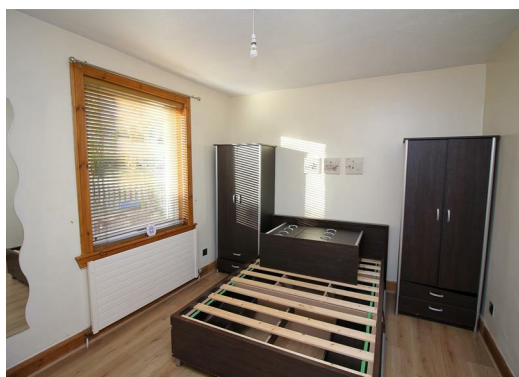
78 Ramsay Road, Hawick, TD9 0DW

Offers Over £35,000



CLOSING DATE WEDNESDAY 10TH FEBRUARY 2021, 12PM.

Ground floor one bedroom property, ideal for first time buyers or buy to let investors. Located in a popular part of Hawick, the quarter house benefits from gas central heating, double glazing and private front and back gardens. Would benefit from a degree of cosmetic upgrading. Ample on street parking to the front of the property.



- Sitting Room
- Double Bedroom
- Bathroom
- Kitchen
- Plenty Storage
- Private front and back gardens
- Front and back doors
- EPC Rating D

Rooms

Sitting Room

13'7" x 14'5" (4.15 x 4.40)

Large room located to the rear of the property with double glazed window. Gas fire set upon a stone hearth. Cupboard houses the combination gas boiler.

Double Bedroom

10'2" x 11'3" (3.12 x 3.43)

Located to the front of the property, with laminate flooring. Ceiling light. Built in storage. Central heating radiator. Double glazed window.

Bathroom

5'4" x 6'0" (1.65 x 1.83)

Comprises of bath, wash hand basin and WC. Vinyl flooring.

Kitchen

9'0" x 9'5" (2.75 x 2.89)

Floor and wall units with ample work surface space. Four burner gas hob and extractor fan. Stainless steel sink and drainer. Laminate flooring. Central heating radiator. Door to rear garden. Ceiling light.

Externally

The property has the advantage of both front and rear private garden space, currently mostly laid to lawn.

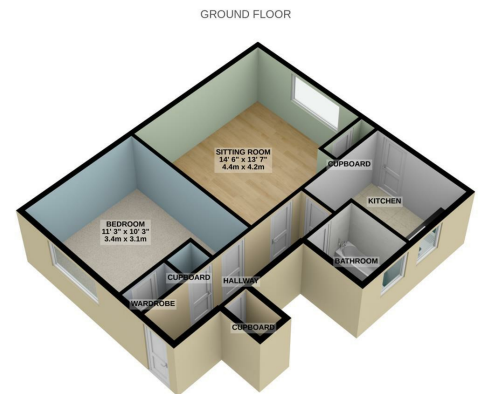
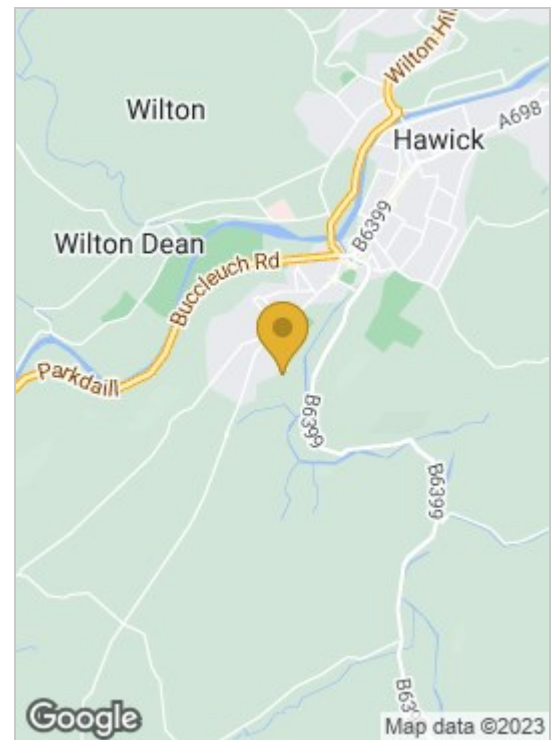
Important Note

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No movable items will be included in the sale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	