



# BANNERMANBURKE

PROPERTIES LIMITED



## 19b Lothian Street, Hawick, TD9 9HD

Now available, a main door ground floor one bedroom flat in the centre of town. Front and back doors, with a well maintained shared garden/drying area. Built in cooking appliances (Brand new oven) and washing machine included.

Partial double glazing with electric storage heating.

- MAIN DOOR GROUND FLOOR
- KITCHEN/SITTING ROOM
- LARGE DOUBLE BEDROOM
- SHOWER ROOM
- BACK DOOR
- COMMUNAL BACK GARDEN
- PARTIAL DG & ELECTRIC STORAGE HEATING
- BUILT IN COOKING APPLIANCES
- WASHING MACHINE INCLUDED
- EPC RATING F

**£285 PER MONTH**

## The Property

Entered from the main door from the street, the property consists of a kitchen living area to the front of the property, with a large double bedroom and shower room to the rear. The shower room is accessed from the bedroom. The flat has a back door leading out to a nicely maintained communal garden area.

## Room Sizes (Metres)

Kitchen/Sitting Room - 3.72 x 3.81

Double Bedroom - 3.33 x 4.54

Shower Room - 1.58 x 1.97

## Letting Details

Council Tax Band 'A'

EPC Rating F

Deposit equal to one months rent

Landlord Registration 02543/230/12550

No smokers allowed.

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



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