



BANNERMANBURKE

PROPERTIES LIMITED



24 North Bridge Street, Hawick, TD9 9QW

Offers In The Region Of £72,500

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- ENTRANCE HALL
- TWO LARGE DOUBLE BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- PRIVATE FRONT PATIO SHARED REAR COURTYARD
- SITTING ROOM
- KITCHEN
- GAS CENTRAL HEATING
- GOOD STORAGE
- EPC RATING D

Viewing is recommended of this spacious ground floor two bedroom flat with own front and back doors, located a very short walk to the High Street and all local amenities, on the desirable street, North Bridge Street. The property benefits from gas central heating and double glazing. To the rear is a well maintained shared courtyard with clothes drying facilities. Ideal first time buy or downsizing opportunity.

The Property

The ground floor property is entered into a spacious hallway which leads to all rooms, including the living room, two double bedrooms, kitchen, bathroom and large storage cupboard, which could also be utilised as a small office. The kitchen leads out to a back vestibule and out to a shared rear courtyard. Benefits from gas central heating and double glazing.

Hallway

18'4" x 5'1" (5.58 x 1.55)

The property is entered via a timber and glazed door into the entrance hall. Large hallway with good storage, cornicing to ceiling and feature archway. Central heating radiator. Smoke alarm. Two storage cupboards. Walk in storage cupboard/office 1.03 x 1.97 with light and shelving.

Sitting Room

13'1" x 15'4" (3.98 x 4.68)

Located to the front of the property with a double glazed window. Cornicing to ceiling. Carpet flooring. Central heating radiator. Cupboard houses the combination gas boiler. Wall hung gas fire.

Double Bedroom

15'11" x 14'2" (4.85 x 4.32)

Large double aspect room with two double glazed windows to the front and side of the property. Carpet flooring. Cornicing to ceiling. Central heating radiator. Ceiling light.

Double Bedroom

11'4" x 14'6" (3.45 x 4.42)

Located to the side of the property with a double glazed window. Carpet flooring. Edinburgh shelved press houses the gas and electric meters. Cornicing to ceiling. Central heating radiator. Ceiling light.

Kitchen

6'11" x 9'11" (2.10 x 3.03)

Located to the rear of the property with double glazed window overlooking the rear shared courtyard. Floor and wall units with black granite effect work surfaces. Vinyl flooring. Ceiling striplight. Stainless steel sink and drainer. Larder cupboard. Door to rear vestibule with access to rear courtyard. The rear vestibule houses a large under stairs storage cupboard, vinyl flooring and ceiling light.

Bathroom

12'6" x 5'0" (3.82 x 1.52)

Comprises of 3pc white suite of bath, wash hand basin and WC with electric shower located above the bath. Ceiling light. Central heating radiator.

Sales and other information

Fixtures and Fittings

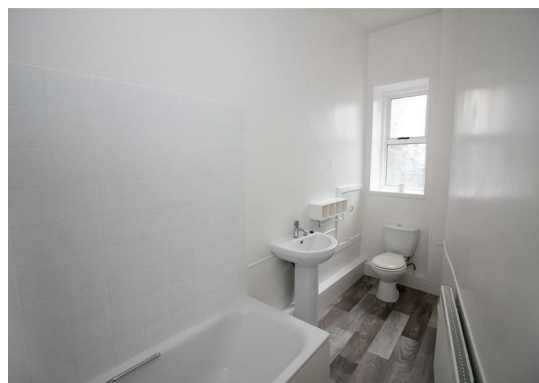
All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.

Important:

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24 NORTH BRIDGE STREET, HAWICK

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