



BANNERMANBURKE

PROPERTIES LIMITED



5A Minto Place, Hawick, TD9 9JL

£550 Per Month

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- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ WC ■ BATHROOM ■ THREE BEDROOMS ■ GAS CH AND DG ■ PRIVATE GARDEN ■ EPC RATING E ■ UNFURNISHED

Three bedroom maisonette style property located in the popular terraces area of the town. Offered for rent in good decorative order. Downstairs WC, double glazing and central heating. Private garden to the rear.

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for its quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Three bedroom maisonette style property located in the popular terraces area of the town. Bathroom and downstairs WC. Offered for rent with well appointed breakfasting kitchen with white goods. Private garden to the rear.

Hallway

Laminate flooring. Decorated in neutral tones with central heating radiator and two sets of wall lights. Carbon monoxide detector. Carpeted staircase to the upper level. Large under stair storage cupboard.

Sitting Room

13'9" x 15'6" (4.18 x 4.72)

Spacious and bright room located to the rear with two double glazed windows. Decorated in neutral tones with feature wall in patterned wallpaper. Laminate flooring and central heating radiator. Ceiling light.

Kitchen

13'4" x 7'2" (4.06 x 2.19)

Located to the front. Double glazed window. Comprises of ample floor and wall units in white with timber effect worksurfaces. Single integrated electric oven and four burner conduction electric hob. Chimney style cooker hood located above. Circular sink and drainer with mixer tap. Tiled to splashback areas in a black tile. Vinyl tiled flooring. Space for washing machine, dryer and fridge freezer. Central heating radiator. Two ceiling lights.

WC

2'9" x 4'11" (0.84 x 1.49)

Located to the side with double opaque glazed window. Comprises of two piece white suite of wash hand basin and WC. Central heating radiator. Ceiling light.

Bedroom

7'3" x 10'10" (2.22 x 3.29)

Located to the side with double opaque glazed window. Comprises of two piece white suite of wash hand basin and WC. Central heating radiator. Ceiling light.

Bedroom

9'11" 14'4" (3.03 4.38)

Located to the rear. Double glazed window. Decorated in neutral with two walls in childs décor. Central heating radiator. Ceiling light.

Bedroom

9'9" x 11'6" (2.97 x 3.51)

Located to the front. Decorated in pink. Central heating radiator. Ceiling light. Double glazed window. Carpet flooring.

Bathroom

7'3" x 7'8" (2.20 x 2.34)

Three piece white suite of wash hand basin, WC and bath. Chrome shower located over the bath. Tiled to full height around the bathing area in a blue tile. Vinyl flooring. Central heating radiator. Double opaque glazed window.

Letting details and other information

Council Tax Band 'A'

EPC Rating E

Deposit equal to one months rent

Landlord Registration 287705/355/18551

No smokers allowed. No pets.

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



Offers:

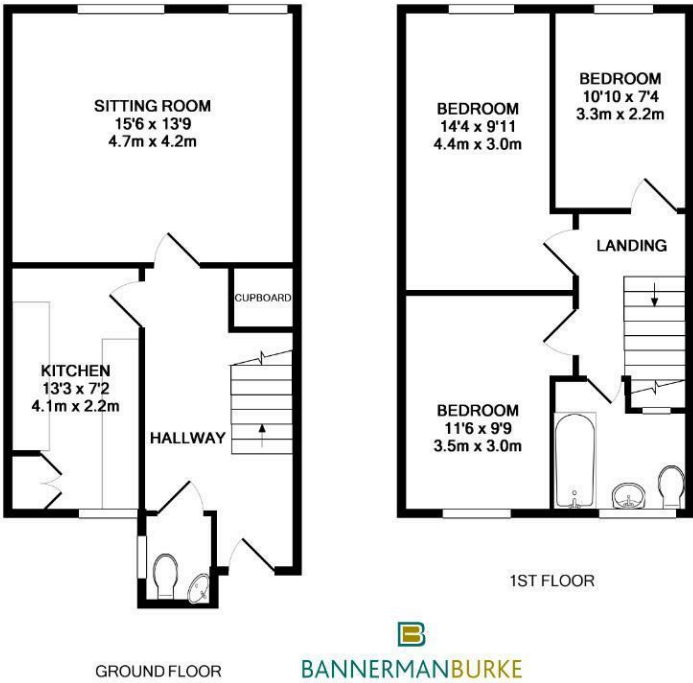
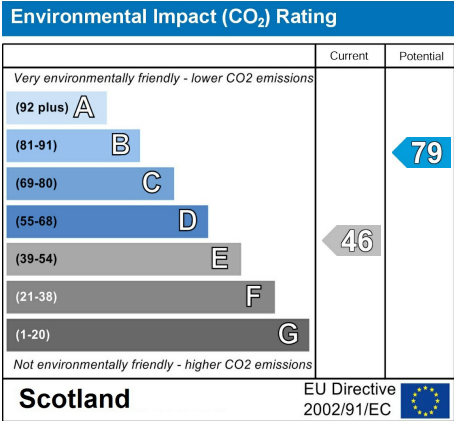
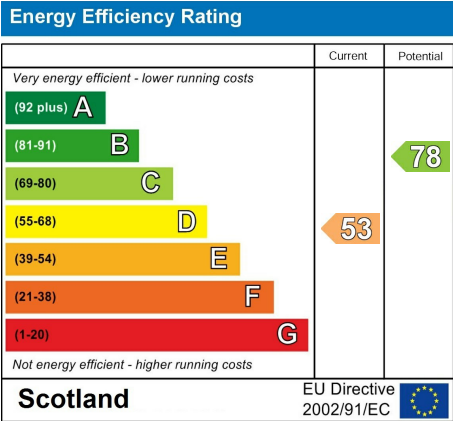
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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.



GROUND FLOOR

1ST FLOOR



5A MINTO PLACE, HAWICK

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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