



# BANNERMANBURKE

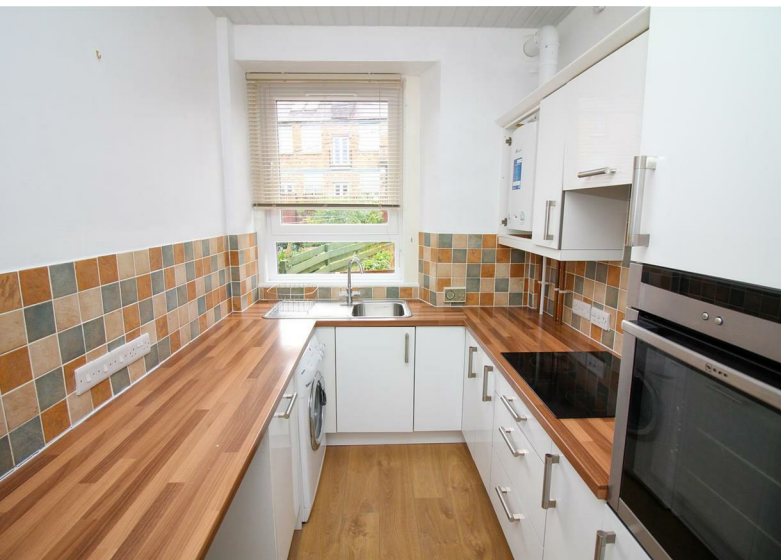
PROPERTIES LIMITED



**5/2 Green Terrace, Hawick, TD9 0JG**

**£550 Per Month**

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- POPULAR WEST END AREA
- BATHROOM
- SITTING ROOM WITH OPEN VIEWS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING C
- THREE BEDROOMS
- KITCHEN
- PRIVATE GARDEN
- BASEMENT STORAGE

Viewing comes highly recommended of this lovely three bedroom first floor flat in the popular West End area of Hawick. Presented for rent in excellent decorative order, with recently installed modern bathroom and kitchen facilities. Gas central heating and double glazing. Private garden with additional basement storage.

## THE PROPERTY

The flat is accessed from the rear of the building on the first floor. Enters into a hallway with leads to all room and storage. The sitting room located at the front of the building is spacious with open views across Green Terrace Green space. Decorated in neutral with carpeting and electric inset fire. The kitchen is modern with integrated appliances, and plenty base and wall units. There's a freestanding fridge freezer and washing machine which are included in the tenancy. The recently installed modern bathroom consists of WC, sink with storage and bathtub, with electric shower above. The large master bedroom boasts built in storage as well as open views out the front. There's a further double and single bedroom. The gas central heating is by way of a combi boiler in the kitchen and the property is double glazed throughout. Storage cupboards (x2) are located in the hallway, plus there's additional storage by way of a downstairs basement. The private garden is located at the rear of the property, fenced in and laid to lawn with shrubbed borders.

## ROOM SIZES (Metres)

Sitting Room - 4.25 x 3.87

Kitchen - 2.11 x 3.24

Bathroom - 1.84 x 1.94

Master Bedroom - 4.15 x 3.87

Bedroom 2 - 4.15 x 3.24

Bedroom 3 - 1.96 x 3.87

## SERVICES

Mains drainage, water and electricity. Gas central heating

## LETTING DETAILS AND FURTHER INFORMATION

Private garden with drying facilities.

Integrated kitchen appliances and white goods included in rental.

Council tax band A

EPC Rating C

Landlord registration 1287118/355/01092

No pets, no smokers.

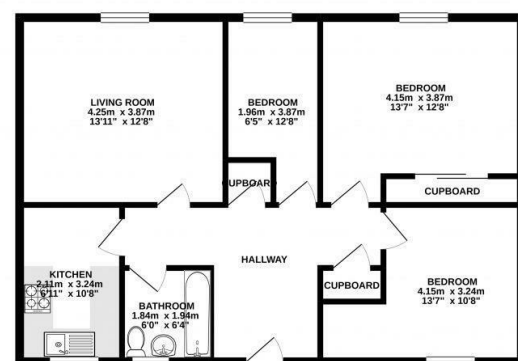
Rent £550 PCM

Deposit £550 equal to one month's rent due on entry.

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



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, fixtures, fittings and other details are approximate and should not be relied upon for the purpose of construction or other purposes. The landlord, agent and any other person involved in the preparation of this floor plan accept no liability for any errors or omissions.

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