



BANNERMANBURKE

PROPERTIES LIMITED



168E Ramsay Road, Hawick, TD9 0DP

Offers In The Region Of £40,000

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- ENTRANCE HALL
- BREAKFASTING KITCHEN
- BATHROOM WITH ELECTRIC SHOWER ABOVE
- DOUBLE GLAZING
- EPC RATING D
- LARGE SITTING ROOM
- TWO DOUBLE BEDROOMS
- ELECTRIC STORAGE HEATING
- SHARED DRYING AREA
- FULLY COMPLIANT FOR LETTING PURPOSES

Viewing comes highly recommended of this second floor two bedroom flat offering stunning views of the surrounding Borders countryside. Offered for sale in very good order with double glazing and electric storage heating. Ideal first time buy or buy to let investment. Shared drying area and private outhouse to the rear is advantageous.

The Property

Set in the popular 'West End' of the town, this two bedroom second floor flat is a great buy. Having been rented successfully over the last few years, it makes an ideal buy to let. Located on the second floor of the block, where views of beautiful Borders Countryside can be appreciated. Presented for sale in good order with large double aspect living room to the front and access to the breakfasting kitchen. The kitchen is located to the rear with double glazed windows and ample floor and wall units providing good storage. Space and plumbing for a washing machine, electric cooker and free standing fridge freezer. Both bedrooms are good sized double rooms and the bathroom comprises of a 3pc white suite of wash hand basin, WC and bath with electric shower above. Good storage is available in the hallway with two large storage cupboards.

Room Sizes (Metres)

Sitting Room 4.25 x 3.91

Breakfasting Kitchen 2.90 x 3.19

Double Bedroom 4.06 x 2.75

Double Bedroom 3.65 x 3.03

Bathroom 2.14 x 1.65

Hallway 2.34 x 2.10

Externally

Private outhouse and shared drying area. Ample on street parking available.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, washing machine and electric cooker included in the sale. No guarantees given on the washing machine and cooker.

Services

Mains drainage, water and electricity.



168E RAMSAY ROAD, HAWICK.

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