



# BANNERMANBURKE

PROPERTIES LIMITED



**18c High Street, Hawick, TD9 9EH**  
**£425 Per Month**





- LARGE SITTING ROOM
- UTILITY ROOM
- SINGLE BEDROOM
- EPC RATING C
- DINING KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- LANDLORD REGISTRATION NO. 109554/355/06290

Large and spacious second floor two bedroom flat ideally situated for the town's High Street and local amenities. Offered for rent in very good order with generous living room, dining kitchen with utility room, large double bedroom, single bedroom and family bathroom. The property benefits from gas central heating, high ceilings and good storage. Secure entry with code.

### The Property

Located in a central location of town, this two bedroom flat is accessed via a very well maintained communal entrance to the second floor. The property is decorated throughout in fresh neutral tones with carpet and vinyl flooring. The large living room is located to the front of the property with single glazed bay window, electric fire and storage cupboard. High ceilings are a lovely feature throughout the flat. The dining kitchen is well equipped with ample floor and wall units and comes complete with built in electric oven and hob, free standing fridge freezer and dining table and chairs. Access to the utility room is from here which has a separate sink and space and plumbing for a washing machine, also included in the rental. The large double bedroom is located to the front of the property and has free standing wardrobes and ample space for other furniture with the single bedroom located to the rear with a free standing wardrobe also for storage. The family bathroom has a 3pc suite of wash hand basin, WC and bath with electric shower above.

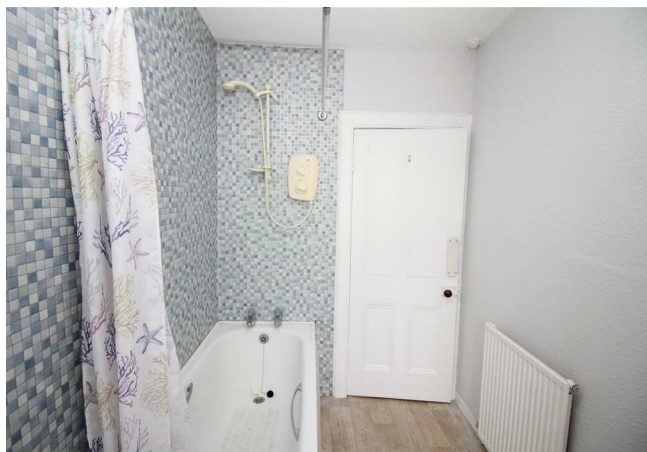
### Room Sizes

Sitting Room 6m x 5.14m  
 Dining Kitchen 3.84 x 3.68  
 Utility Room 2.45 x 2.21  
 Double Bedroom 3.77 x 5.58  
 Single Bedroom 2.25 x 2.58  
 Bathroom 1.71 x 2.88

### Letting Details and other Information

Council Tax Band B  
 EPC Rating C  
 Rent £425 PCM  
 Deposit equal to one months rent £425  
 Landlord Registration 109554/355/06290  
 No smokers/pets.

The landlord would prefer tenants in full time employment, but all applications will be considered based on the information provided. Credit and affordability checks will be required for all applicants. Application forms are available from our office at 28 High Street, Hawick, or by email request from [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk)



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