



BANNERMANBURKE

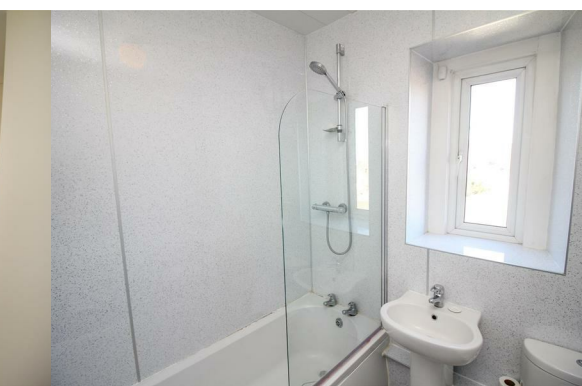
PROPERTIES LIMITED



14/4 Croft Road, Hawick, TD9 9RD
£400 Per Month



Two bedroom top floor flat located a stones throw from the town centre and local amenities. Offered for rent in good order with two bedrooms and pleasant views to the front and rear. Gas central heating and double glazing are advantageous. Available immediately.



HALLWAY

Provides access to all the accommodation. Central heating radiator. Wall lighting.

SITTING ROOM

12'5" x 14'9" (3.79 x 4.50)

Located to the front. Double glazed window and neutral décor. Ceiling light. Central heating radiator. Laminate flooring.

KITCHEN

13'3" x 8'4" (4.05 x 2.54)

Sky light. Neutral décor. Breakfast bar area. White timber floor and wall units. Wall mounted gas boiler. Sink and drainer. Space for a washing machine and fridge freezer. Integrated stainless steel electric oven and matching hob. Central heating radiator and vinyl flooring.

MASTER BEDROOM

11'9" x 12'11" (3.57 x 3.94)

Double room located to the side. Neutral décor and central heating radiator. Built in wardrobes provide excellent storage.

BEDROOM 2

12'10" x 6'10" (3.90 x 2.09)

Smaller double room with sky light. Neutral décor and central heating radiator. Ceiling light.

BATHROOM

6'0" x 6'2" (1.82 x 1.87)

Three piece white suite. Aqua paneling to bathing area. Chrome shower run off the boiler. Central heating radiator.

Letting Details

Council Tax Band A

EPC Rating C

Rent £400 PCM

Deposit equal to one months rent £400

Landlord Registration 853863/355/28051

No smokers allowed. Pets considered.

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

Application forms are available from our office at 28 High Street, Hawick, or by email request from property@bannermanburke.co.uk

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	81

Scotland

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
	68	84

Scotland

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