



# BANNERMANBURKE

PROPERTIES LIMITED

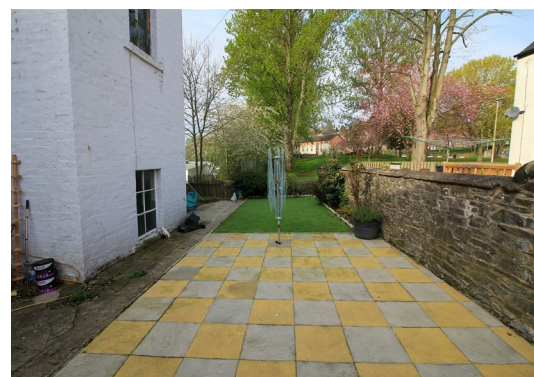
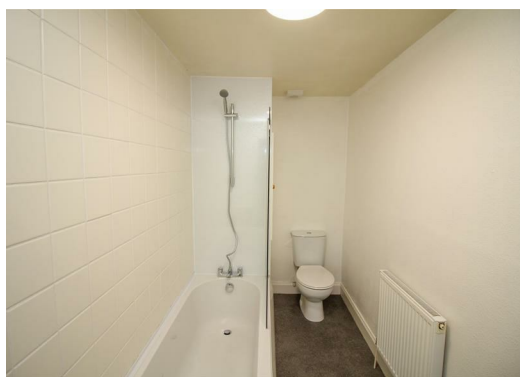


## 3 Laing Terrace, Hawick, TD9 7AB

### £400 Per Month



Ground floor one bedroom spacious flat with own front door located a short walk to the town centre and close to all local amenities. Offered for rent in very good order benefitting from gas central heating and double glazing. Freshly decorated throughout in neutral tones with newly laid carpet flooring and good storage.



## The Property

Entered from Laing Terrace directly into the Kitchen/Living Room which is bright and spacious with double glazed windows to the front. The kitchen is well equipped with brand new integrated electric oven, hob and washing machine. Ample space for dining table and chairs. A door from the living room leads to a hallway where the double bedroom and bathroom can be accessed. There is a large walk in cupboard in the hallway providing excellent additional storage. The bedroom is a good size with double glazed window overlooking the rear and built in cupboards for storage. The bathroom comprises of a newly installed 3pc white suite of wash hand basin, WC and bath with shower run off the taps. The boiler is located in here in a cupboard.

## Externally

To the rear of the property there's a communal drying area and patio seating area.

## Room Sizes

Kitchen/Living Room: 5.70 x 3.62

Double Bedroom: 2.71 x 3.75

Bathroom Room: 3.17 x 1.55

## Letting Information

Council Tax Band A

EPC Rating D

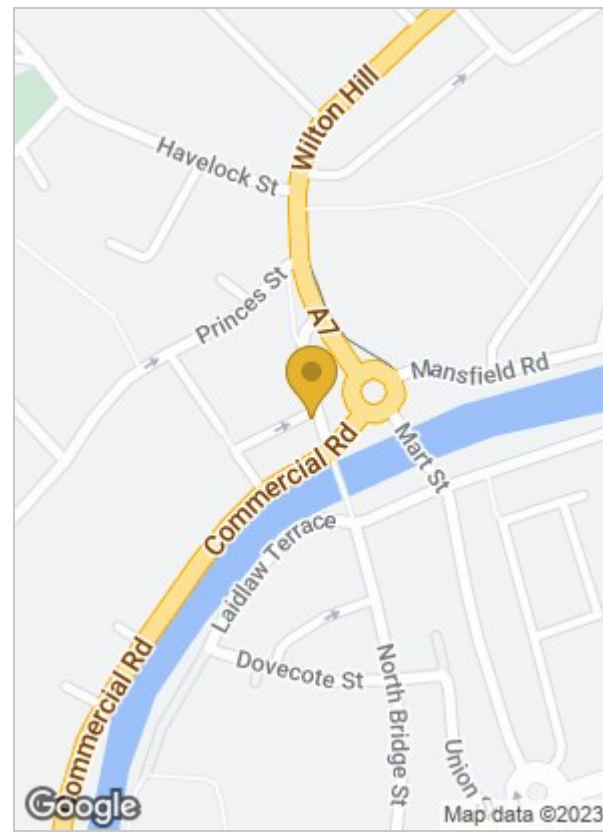
Deposit equal to one months rent

Landlord Registration 1622810/3210/18072

No smokers or pets allowed.

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

Application forms for the tenancy are available from our Hawick office or contact [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>68</b>	<b>77</b>

### Scotland

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
	<b>67</b>	<b>80</b>

### Scotland

EU Directive  
2002/91/EC



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