



BANNERMANBURKE

PROPERTIES LIMITED



13/3 Weensland Road, Hawick, TD9 9NW

Offers In The Region Of £28,000



1



1



D

We are delighted to offer for sale this first floor bedsit in a central location, just a short flat walk to the town centre and all local amenities. Presented for sale in good order benefitting from gas central heating and double glazing. Ideal buy to let investment or lock up and leave property. Separate kitchen and shower room. The roof has recently been re stated.



The Property

Entering the communal hallway from the street, the front door to the property is located on the first floor at the top of the stairs. Entering into the flat via a UPVC door, the entrance hallway leads into all three rooms. The large sitting room/bedroom is overlooking Weensland road and has ample room for double bed and living area. Decorated in neutral colour with carpeting to the floor. The modern kitchen has base units with integrated oven, hob and stainless steel sink/tap, with space freestanding washing machine and fridge (inc). Plenty worktop space and wall shelving for further storage. Laminate flooring. Lovely views from the rear of the property over the town and beyond. The shower room is well appointed with corner shower unit supplied from the combi boiler, WC and sink. Built in storage cupboards house the gas boiler and provide further storage for the property. The flat is fully double glazed with gas central heating by way of a modern condensate combi boiler.

Room Sizes

- Entrance Hall - 0.90 x 1.93
- Sitting Room - 3.02 x 5.51
- Kitchen - 3.30 x 1.97
- Shower Room - 1.50 x 2.30

Directions

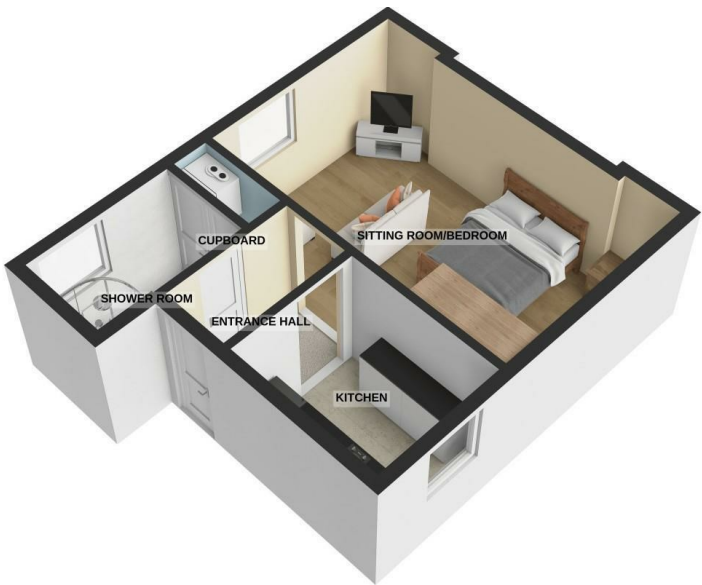
Traveling down Weensland road from the Town Centre, the property sits on the left hand side before the Green Newsagents opposite the entrance to Douglas Road East.

Fixtures and Fittings

All carpets, blinds, light fittings included in sale. Washer dryer, fridge and small freezer also included.

Services

Mains gas, water and electricity. BT phone line.



13/3 WEENSLAND ROAD, HAWICK

Important:
You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	