



# BANNERMANBURKE

PROPERTIES LIMITED



**30B Trinity Street, Hawick, TD9 9NS**

**£400 Per Month**



- GROUND FLOOR FLAT
- KITCHEN
- 2 BEDROOMS
- GAS CENTRAL HEATING
- EPC RATING C
- SITTING ROOM
- SHOWER ROOM
- SHARED COURTYARD
- DOUBLE GLAZING

Now available to rent, this ground floor two bedroom flat has been renovated to a good standard with new kitchen, shower room, flooring and has been freshly decorated in neutral tones. Shared courtyard to the rear with clothes drying facilities. Double glazing throughout. Located across from Trinity primary school and just a short walk to the town centre and all local amenities.

### The Property

Accessed through a vannel to the rear where a small courtyard leads to the flat. Entered via a double glazed door into a good size hallway where all accommodation can be accessed. The sitting room is to the front with double glazed window, decorated in neutral tones and has storage under the window. Access to the kitchen from here which is newly fitted with white base and wall mounted units and has integrated oven and hob with cooker hood over. The shower room is aqua panelled throughout, has a new shower enclosure with shower run off the boiler, WC and wash hand basin. The two bedrooms are freshly decorated in neutral tones with carpet to floor, the larger bedroom having built in storage. The shared courtyard offers clothes drying facilities.


### Room Sizes

- Sitting room 3.8 x 3.16
- Kitchen 2.13 x 2.19
- Shower room 2.13 x 1.66
- Bedroom 2.75 x 4.36
- Bedroom 2.41 x 2.16

### Letting details

- Council Tax Band 'A'
- EPC Rating C
- Deposit equal to one months rent - £400
- Landlord Registration Pending, Temporary number BOR-1279325-23
- No smokers allowed. No pets preferred.
- The landlord would prefer tenants in full time employment, but all applications will be considered based on the information provided.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

### 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.