



# BANNERMANBURKE

PROPERTIES LIMITED



**19b Lothian Street, Hawick, TD9 9HD**

**£375 Per Month**



Now available, a main door ground floor one bedroom studio flat in the centre of town. Front and back doors, with a well maintained shared garden/drying area. Fully redecorated with new flooring, built in cooking appliances and washing machine included. Fully double glazed with new energy efficient heating. On street parking at front door and free car park directly across the street.



## The Property

Entered from the main door from the street into a hallway, the property consists of a kitchen living area to the front of the property, with a large double bedroom and shower room to the rear. The shower room is accessed from the bedroom. The flat has a back door leading out to a nicely maintained communal garden area. New heating installed throughout the property, with some new integrated cooking facilities.

## Room Sizes (Metres)

Kitchen/Sitting Room - 3.72 x 3.81

Double Bedroom - 3.33 x 4.54

Shower Room - 1.58 x 1.97

## Externally

From the back door, a hall leads out to a well maintained communal drying and seating area overlooking the town and countryside beyond. At the front of the property, there's on street parking and a large free car park directly across the road.

## Letting Details

Council Tax Band 'A'

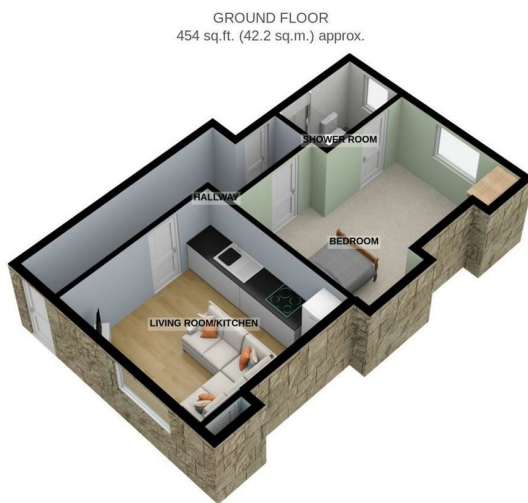
EPC Rating D

Deposit equal to one months rent £375

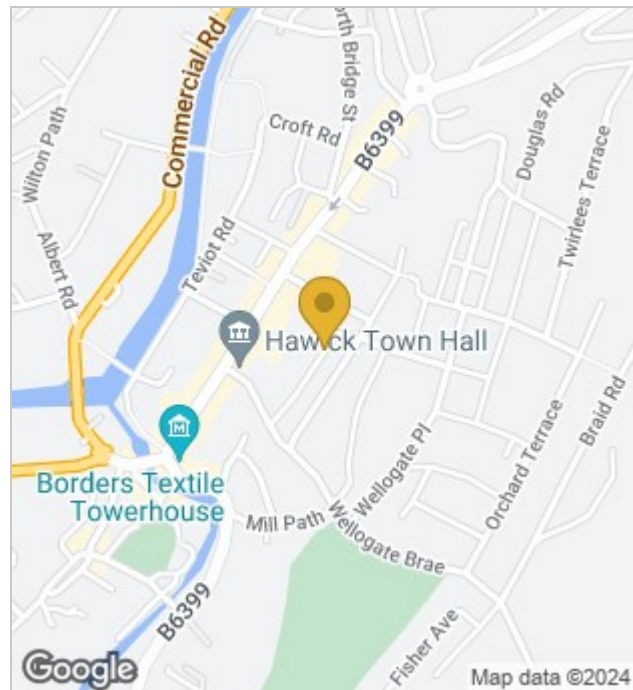
Landlord Registration 02543/230/12550

No smokers allowed.

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



19B LOTHIAN STREET, HAWICK



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