



BANNERMANBURKE

PROPERTIES LIMITED



33e Loan, Hawick, TD9 0AX
Offers In The Region Of £40,000



- HALLWAY
- KITCHEN
- SHOWER ROOM
- SHARED DRYING GREEN TO THE REAR
- GAS CH & DG
- LIVING ROOM
- DOUBLE BEDROOM
- SUPERB VIEWS OVER THE TOWN
- INTEGRATED OUTHOUSE
- EPC RATING D

Viewing comes recommended of this top floor one bedroom flat in the popular West End area of town, just a short walk to the town centre and all local amenities and on a good bus route. Benefitting from gas central heating and double glazing, this property is ready for the potential purchaser to put their own stamp on. Shared drying green to the rear of the property is advantageous and an integrated external outhouse provides good storage. Ideal first time buy, buy to let investment or downsizing opportunity.

The Property

Entered to the front, a well maintained communal stair leads up to the property which is situated on the second floor. A timber door with glazed panel opens into the hallway which is decorated in neutral tones with a cupboard housing the gas boiler and a further cupboard to high level for storage. The living room is a lovely, light filled room with double aspect windows to the rear and side enjoying lovely views over the hills. Decorated in neutral tones with central heating radiator and ceiling light. Access to the kitchen is from here and offers ample floor and wall mounted units in green with laminate worktops and tile to splashback area. Integrated electric oven and 4 burner electric hob with cooker hood over. A stainless steel single bowl sink and drainer with mixer tap over, sits under the double glazed window offering stunning views over the town and surrounding countryside. Space and plumbing for washing machine and under counter fridge. Two large cupboards offer good additional storage and a third houses the electric switch gear.

The bedroom is to the front with fantastic views over the town and across to Minto hills. Decorated in pale green with double aspect windows to the side and front. Built in wardrobe with hanging and shelving and ceiling light fitting. The shower room comprises of 3pc suite of shower enclosure with electric Mira Go shower and shower boarding, WC and wash hand basin. Opaque double glazed window to the rear of the property. Decorated in neutral tones with tile to floor.

The property is fully double glazed with gas central heating and smoke detectors throughout the flat.

Room Sizes

Hallway 2.15 x 1.29
 Living Room 4.0 x 3.75
 Kitchen 4.0 x 2.15
 Bedroom 4.0 x 2.75
 Shower room 2.15 x 1.65

Externally

The property benefits from an integrated outhouse at the entrance of the building and shared drying green to the rear.

Directions

From the High Street travelling West, turn onto the Howegate and continue onto Drumlanrig Square and The Loan. The property is located on the left hand side after the school.

Sales and Other Information

Fixtures and Fittings

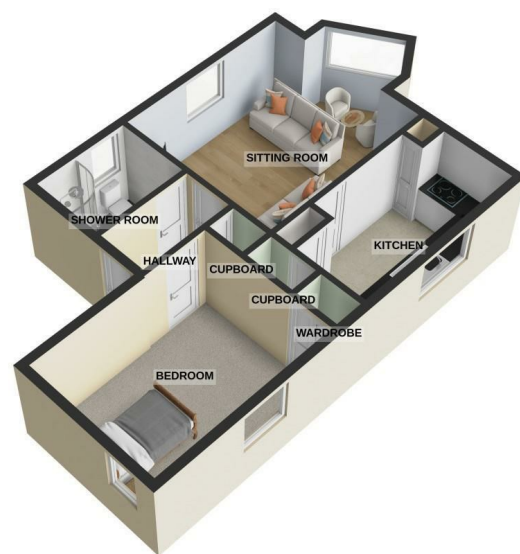
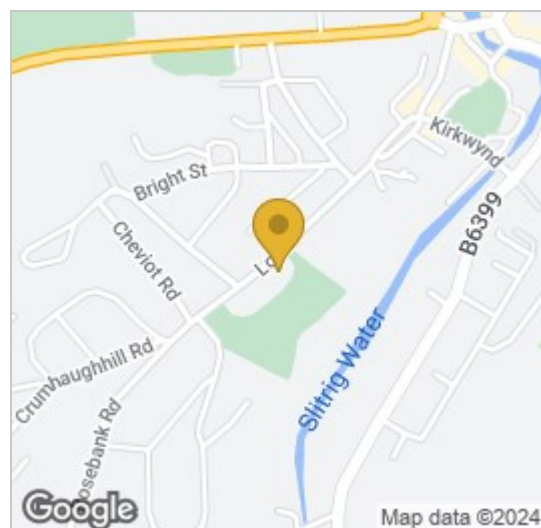
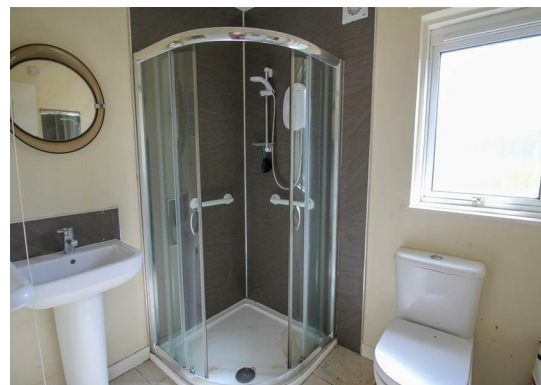
All floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.

Important:

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