



BANNERMANBURKE

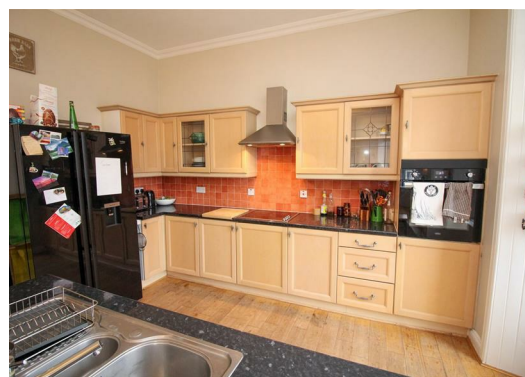
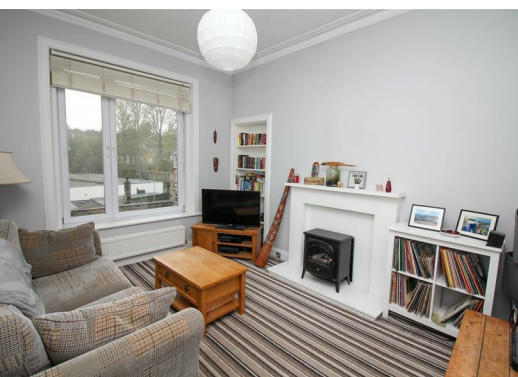
PROPERTIES LIMITED



35/3 Commercial Road, Hawick, TD9 7AD
£650 Per Month



Immaculately presented second floor penthouse apartment which must be seen to fully appreciate. Benefits from flexible and versatile living accommodation and also a fully floored attic with separate entrance. Finished to a high standard, the property boasts a large open plan sitting room with kitchen and separate smaller lounge (or fourth bedroom). The bathroom and kitchen facilities are both stylish and modern and the property benefits from gas central heating and double glazing. Beautiful views over the riverside and beyond are also advantageous. Unfurnished with all white good included.



The Property

The property forms a four bedroom apartment with separate attic space which can be flexible in use depending on the tenants requirements. Presented for rent in good decorative order with stylish kitchen and bathroom facilities. Entry is from the street level into a well maintained communal stairwell, (shared with two other properties) which leads up to the second floor property. The front door opens into a spacious hallway which leads into the open plan kitchen and sitting room. The large room is light and bright with several double glazed windows with lovely views over the town. The kitchen is fully equipped with integrated cooking appliances, island breakfast bar and American style fridge freezer and dishwasher included. There are three large double bedrooms and a single bedroom. The master bedroom on the corner has stunning views down the riverside and has many original features including ornate cornicing and original fireplace. The bathroom is tiled from floor to ceiling with a showering bath with two piece shower fixture above. A second door on the outside landing, leads up to the floored attic which provides plenty additional storage and a utility room with washing machine and dryer, also included in the tenancy. Gas central heating is by way of a combi boiler and the property is double glazed throughout.

Room Sizes (Metres)

Kitchen Dining/Living Room - 8.20 x 4.20

Master Bedroom - 4.84 x 3.74

Bedroom 2 - 5.08 x 3.31

Bedroom 3 - 3.42 x 2.22

Bedroom 4/Sitting Room - 4.29 x 3.24

Bathroom - 1.74 x 1.74

Additional Rental Information

Council Tax Band 'B'

EPC Rating E

Deposit equal to one months rent - £650

Landlord Registration BOR-1346349-24

No smokers/Pet considered.

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



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28 High Street, Hawick, TD9 9EH T. 0800 1300 353 F. 0145 0378 525 E. property@bannermanburke.co.uk