



# BANNERMANBURKE

PROPERTIES LIMITED



## 16 Loan, Hawick, TD9 0AT

£480 Per Month



Ground floor, two bedroom flat, close to local schools and town centre. Presented in good decorative order with new flooring in the sitting room, hallway and kitchen. Gas central heating and double glazing. Two spacious double bedrooms with plenty of storage and an additional walk in dressing area off the master bedroom. Shared back garden.



- GROUND FLOOR W/ FRONT AND BACK DOORS
  - TWO DOUBLE BEDROOMS
    - KITCHEN
    - SITTING ROOM
  - BATHROOM WITH ELECTRIC SHOWER ABOVE BATH
  - WALK IN WARDROBE ROOM OFF MASTER BEDROOM
  - SHARED BACK GARDEN AND OUTDOOR STORAGE
    - CENTRAL LOCATION CLOSE TO SCHOOLS
    - EPC RATING C
- LANDLORD REGISTRATION NUMBER 417728/355/27131

## The Property

Located walking distance from both primary and secondary schools, this well presented flat is situated in the heart of Hawick. The property benefits from new flooring in the hallway, sitting room and kitchen. Gas central heating and double glazing. It has two spacious double bedrooms and an additional walk in dressing area and built in wardrobes in the master bedroom. Shared back garden, accessed from a back door off the kitchen. Built in kitchen oven and electric hob. Access to bathroom also from the kitchen.

## Room Sizes

Sitting Room - 4.16 x 3.39

Kitchen - 2.10 x 4.74

Bathroom - 3.61 x 1.33

Master Bedroom - 3.91 x 3.46

Wardrobe off Master - 1.94 x 1.57

Bedroom 2 - 4.05 x 4.10

## Tenancy Information

Council Tax Band 'A'

EPC Rating C

Deposit equal to one months rent (£480)


Landlord Registration 417728/355/27131

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>	70	79
(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.

28 High Street, Hawick, TD9 9EH T. 0800 1300 353 F. 0145 0378 525 E. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk)