



BANNERMANBURKE

PROPERTIES LIMITED

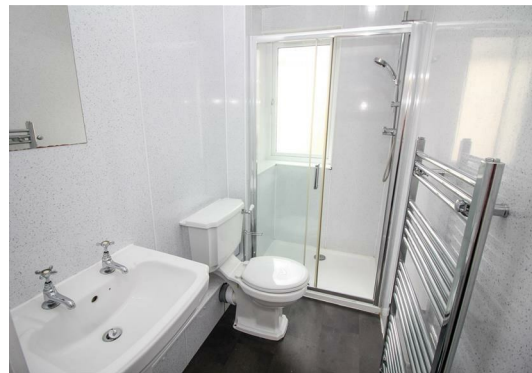


60/1 High Street, Hawick, TD9 9EE

£500 Per Month



Centrally located for all local amenities, 60/1 High Street is available immediately. A spacious two bedroom first floor flat is presented for rent in very good decorative order and benefits from gas central heating and double glazing.



- TOWN CENTRE LOCATION
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- DOUBLE GLAZING
- EPC RATING D
- SITTING ROOM
- KITCHEN WITH DINING SPACE
- PRIVATE OUTHOUSE
- GAS CENTRAL HEATING

The Property

Accessed from the High Street via secure door, a communal close takes you through to the rear where a very well maintained covered staircase leads up the property which is located on the first floor. The outhouse by the stairs is a great advantage. The property is entered via a timber door into the hallway which gives access to the sitting room, main bedroom and kitchen and benefits from a very large cupboard offering fantastic storage. The sitting room is to the front and is lovely and bright with 2 large sash and case windows with working shutters allowing good natural light in. A recessed display unit sits above a cupboard where the gas meter is located and a further cupboard offers good storage. An electric fire suite sits on a white timber hearth with white timber surround and is a lovely focal point in the room. A large bedroom is located to the front of the property also and boasts lovely original features of sash and case window with shutters and a painted timber fireplace. The kitchen is located in the centre of the property with large window to the side. Ample floor and wall mounted units with black granite effect worksurfaces and tile to splashback areas. One and a half bowl stainless steel sink with drainer and mixer tap, single built in electric oven and 4 burner gas hob with integrated cooker hood over. Washing machine and freestanding fridge freezer included. A large skylight sits above the dining area which has ample space for table and chairs. A door from the kitchen leads to rear hallway with skylight allowing light in and access to the bathroom and second bedroom. The Vaillant boiler is housed in a cupboard within the hallway and further storage is available here also. The bedroom is a good size with ample space for furniture and a window to the side of the property. Finally the bathroom is to the side with opaque window and comprises of 3pc suite of wash hand basin, WC and double walk in shower enclosure with chrome shower run off the boiler. This room has aqua panelling throughout which makes for easy cleaning and a chrome heated towel rail. The property is offered for rent in excellent order with fresh neutral tones and carpet to floor in the hallway, sitting room, and bedrooms and vinyl flooring in the kitchen and bathroom and benefits from gas central heating and double glazing throughout.

Room Sizes (Metres)

Sitting Room 5.10 x 3.60

Kitchen 4.65 x 3.22

Bedroom 3.00 x 5.37

Bedroom 4.45 x 2.20

Bathroom 2.45 x 1.25

Further Tenancy Information

Council Tax Band 'A'

EPC Rating B

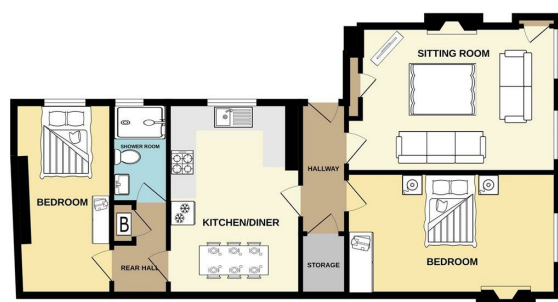
Deposit equal to one months rent. £500

Landlord Registration 247146/355/16511

No smokers allowed. No pets.

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

All applicants will be subject to a full credit and affordability check upon application.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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