



BANNERMANBURKE

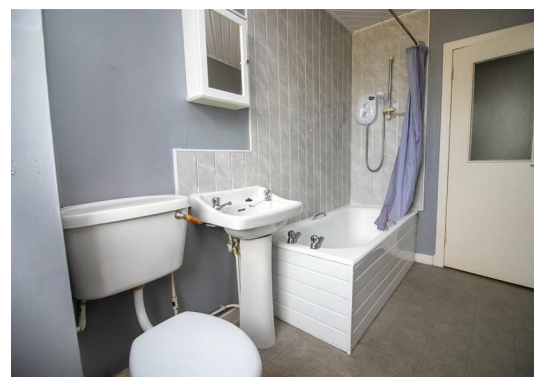
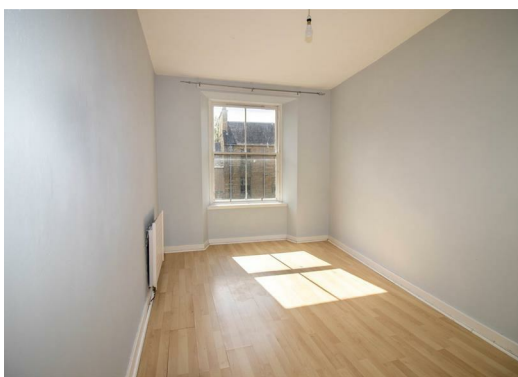
PROPERTIES LIMITED



20B Howegate, Hawick, TD9 0AB
Offers In The Region Of £40,000



We are pleased to offer for sale this second floor one bedroom flat in a central location of the town. This property has been successfully rented for many years making this an ideal buy to let or first time buy. Benefits from gas central heating and close to all local amenities. Shared courtyard to the rear with clothes drying facilities.



The Property

Entered via a communal close to the second floor. The property is entered into a hallway where all accommodation is accessed and has three large storage cupboards, one housing the hot water tank. The sitting room is nice and bright and located to the front of the property with large single glazed sash and case windows overlooking the Howegate. Decorated in neutral tones with a central heating radiator and ceiling light. Wall mounted gas fire with back boiler located behind.

The kitchen is located to the rear with single glazed sash and case window. Good range of floor units in cream with ample worksurface space and tiling to splashback areas. Single built in electric oven and four burner gas hob, space and plumbing for a washing machine and sink and drainer with mixer tap.

To the front is a double bedroom, again with large single glazed sash and case window and decorated in neutral tones with laminate flooring. The family bathroom comprises of 3pc suite of wash hand basin, WC and bath with electric shower above, shower boarding and vinyl flooring.

Room Sizes

SITTING ROOM 4.50 x 3.80

KITCHEN 3.05 x 2.45

DOUBLE BEDROOM 4.80 x 2.80

BATHROOM 3.40 x 1.75

Externally

The property benefits from a shared courtyard to the rear with clothes drying facilities.

Directions

From the High Street travelling West, take a left onto the Howegate and the property is located near the top of the street on the right hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

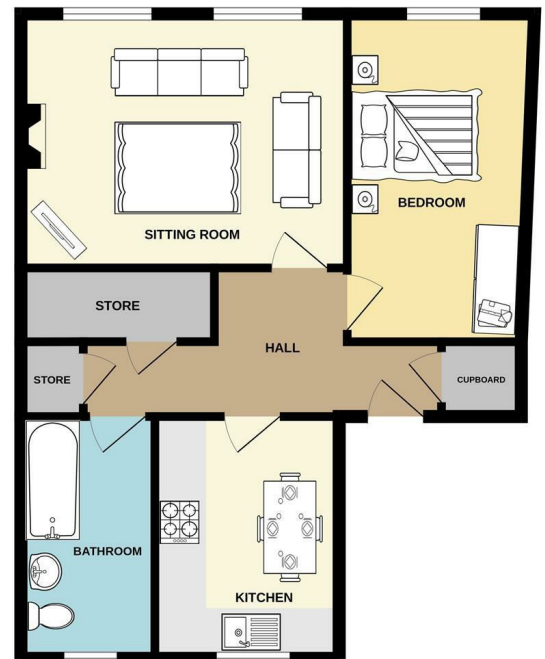
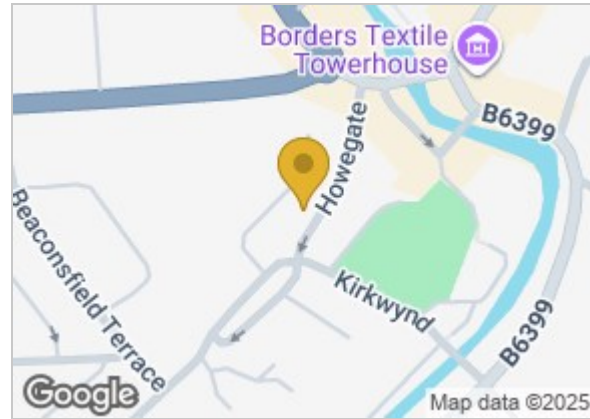
Services

Mains drainage, water, gas and electricity.

Important:

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