



BANNERMANBURKE

PROPERTIES LIMITED



3/5 Weensland Road, Hawick, TD9 9NW

Offers In The Region Of £50,000

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- SITTING ROOM
- BATHROOM
- OFFICE ROOM/THIRD BEDROOM
- DOUBLE GLAZING
- SHARED DRYING AREA
- KITCHEN
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- CENTRAL LOCATION
- EPC RATING D

A spacious top floor three bedroom flat conveniently located close to the town centre and a wide range of local amenities. The property offers excellent potential and would benefit from refurbishment, with some communal roof repairs also required. Features include a recently installed boiler and double glazing throughout. An ideal opportunity for investors, developers, or buyers seeking a rewarding renovation project.

The Property

The property is accessed via a well maintained communal entrance leading to the first floor, where a timber door opens to an internal staircase with carpeted flooring and a timber handrail, providing access to all accommodation. The hallway has a central heating radiator, ceiling light, large recessed area for storage, housing the electric meter and switch gear and spacious storage room that could be used for a variety of purposes.

To the front is the bright sitting room with double glazed windows allowing lots of natural light through. Carpet flooring, central heating radiator, ceiling light and Fyfe stone fireplace. A timber and glazed door leads through to a smaller room with window and central heating radiator and is versatile in use.

Also to the front is the kitchen, again with double glazed window. Floor and wall units with work surface space, sink and drainer and space for a cooker, washing machine and fridge freezer.

The bathroom is also to the front and comprises of a three piece suite of wash hand basin, bath with electric shower over and WC. An opaque double glazed window to the front allows good natural light in and the room is tiled to full height in neutral tile. Carpet flooring, central heating radiator and ceiling light complete the space. The main bedroom is to the front with double glazed window, central heating radiator, ceiling light fitting and carpet flooring. Range of built in cupboards provide hanging and shelving with an additional cupboard housing the Viessman combination gas boiler. A door from this bedroom leads to the second bedroom which is located to the rear and can also be access from the hallway. Carpet flooring, double glazed window, ceiling light and central heating radiator.

Room Sizes

Gross Internal Floor Area (m²) 72sqm or thereby.

Sitting Room 4.00 x 4.30

Kitchen 2.20 x 1.83

Bathroom 1.91 x 2.00

Bedroom 3.75 x 3.40

Bedroom 4.00 x 2.27

Office/Third Bedroom 3.18 x 1.83

Externally

To the front of the property is a well maintained shared courtyard with clothes drying facilities. Accessed via external stairs this space is set lower than street level and so a lovely private space.

Sales and Other Information

We have been verbally informed by the owners that the flat roof above the sitting room was replaced approx. 2 years ago.

Fixtures and Fittings

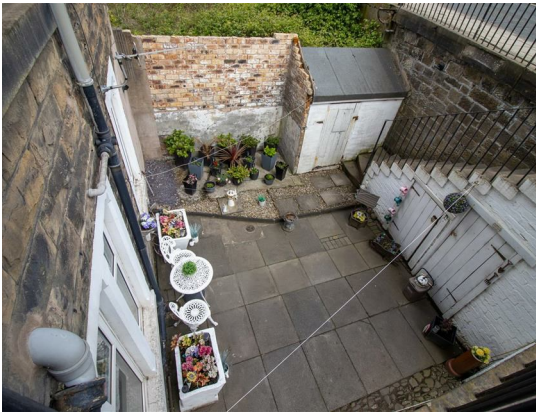
Carpets, floor coverings and light fittings included in the sale. This property is sold as seen and no guarantees will be given.

Services

Mains drainage, water, gas and electricity.

Important:

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	58	70