



BANNERMANBURKE

PROPERTIES LIMITED



1/2 The Exchange Dovecote Street, Hawick, TD9 9QJ
£750 Per Month



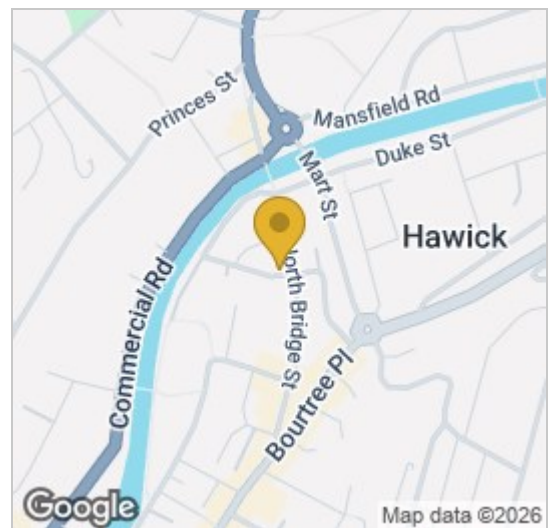
- SECURE ENTRY SYSTEM
- HALLWAY WITH GOOD STORAGE
- 2 BEDROOMS, ONE ENSUITE
- GOOD STORAGE
- FURNISHED AS SHOWN WITH INTEGRATED APPLIANCES
- PRIVATE ENTRANCE HALL
- OPEN PLAN LIVING, DINING, KITCHEN
- BATHROOM
- LOVELY RIVER VIEWS & SHARED GARDENS
- ALLOCATED PARKING FOR TWO VEHICLES



Available to rent immediately! Situated within the extremely popular and highly sought after Exchange building which rarely becomes available. This beautifully presented first floor two bedroom flat is ideally located close to the town centre and a wide range of local amenities. The standout feature of the home is the impressive open plan kitchen, dining and living area, creating a bright and spacious environment perfect for modern living and entertaining. French doors open onto a charming Juliette balcony with attractive views overlooking the river.

The Property

This well maintained part furnished first floor flat is accessed through a secure entry system and offers a bright, spacious layout with high ceilings throughout. The private entrance hall provides practical storage space for bikes and shoes before leading into the main hallway. The hallway is finished in neutral white décor with laminate flooring and benefits from excellent storage, including a large cupboard housing the Vaillant boiler. One bedroom features built in wardrobes, laminate flooring, and a bright side facing window, making it ideal as a bedroom or home office. The principal bedroom enjoys two large double glazed windows with river views, fitted wardrobes and cupboards, and direct access to a private ensuite shower room. The ensuite is finished in modern white tones with a shower enclosure, WC, wash hand basin, and heated towel rail. The main bathroom includes a counter top wash hand basin and WC set in a vanity unit with illuminated mirror above and a bath with double headed shower over. The impressive open plan living, dining, and kitchen area is beautifully presented in modern grey tones with French doors opening onto a Juliette balcony flanked by large double glazed windows that flood the living space with natural light, while attractive lighting and laminate flooring create a stylish finish. The brand new kitchen is fitted with a good range of floor and wall mounted units finished with Corian worktops, rose gold hardware, and integrated appliances including an oven, gas hob, washing machine, dishwasher, and fridge freezer, which are all included in the tenancy. The property can be rented with current furniture in place or removed based on tenants preference. Externally the property benefits from a well tended shared garden with beautiful plants, trees and shrubs. Off street private parking can be found to the front of the building. This property benefits from two parking spaces.



Room Sizes

- Kitchen 2.26 x (3.04) 6.69
- Living room 6.69 x 6.43
- Bedroom 3.4 x 1.98
- Bedroom 4.0 x 3.03
- Ensuite 1.95 x 1.71
- Bathroom 2.32 x 2.21
- Hallway 1.07 x 7.73

Rental Information

- Rental Information
- Available immediately
- Council Tax Band A
- EPC Rating C
- Furnishings included as shown
- Deposit equal to one months rent £750
- Landlord Registration 1796438/355/27012
- 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.

Important:

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