



BANNERMANBURKE

PROPERTIES LIMITED



22/2 Princes Street, Hawick, TD9 7AY

Rental property available immediately. Located close to town centre, this immaculately presented 2 bedroom double upper flat, with newly installed kitchen and fresh neutral décor. Benefits from gas central heating and shared courtyard with clothes drying facilities.

▪ ENTRANCE HALL ▪ SITTING ROOM ▪ KITCHEN ▪ TWO BEDROOMS ▪ BATHROOM ▪ GAS CENTRAL HEATING ▪ DOUBLE GLAZING ▪ SHARED COURTYARD WITH CLOTHES DRYING FACILITIES ▪ EPC RATING

C

£575 PER MONTH

28 High Street, Hawick, TD9 9EH T. 0800 1300 353 F. 0145 0378 525 E. property@bannermanburke.co.uk

The Property

The property features a bright sitting room with two large windows to the front, and electric fire suite. A newly fitted kitchen, located to the rear is well equipped with integrated electric oven and gas hob and free standing fridge freezer, washing machine and dining table and chairs. The upper level has a bathroom comprising a three piece suite of wash hand basin, WC and bath with chrome shower above, run off the boiler. Both bedrooms have built in storage.

Finished in neutral décor throughout with attractive feature walls in the living room and bedrooms, the flat benefits from good storage, gas central heating and shared courtyard with clothes drying facilities.

Room Sizes

SITTING ROOM 5.0 x 3.9 widest points

KITCHEN 3.95 x 2.9 widest points

BEDROOM 4.3 x 2.6

BEDROOM 2.4 x 2.1

BATHROOM 1.6 x 2.6

Additional Rental Information

Council Tax Band 'B'

EPC Rating C

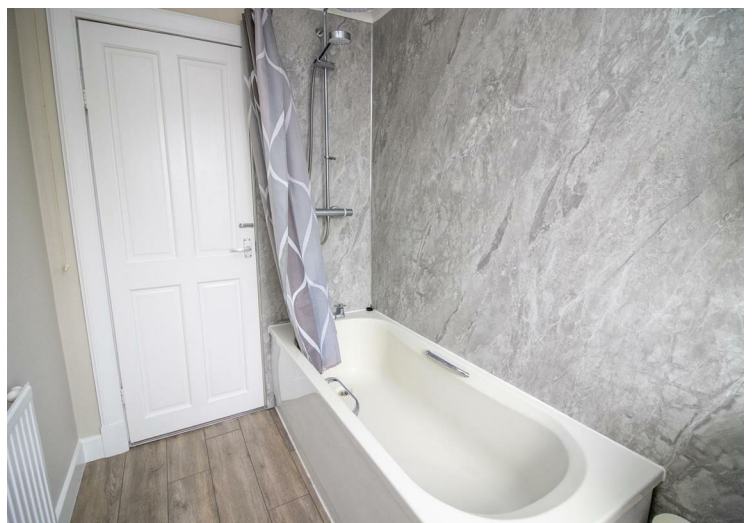
Deposit equal to one months rent - £575

Landlord Registration 1810285/355/27082

No smokers/No pets

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





Directions

Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



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