BANNERMANBURKE
PROPERTIES LIMITED




# 12A Myreslaw Green, Hawick, TD9 0JA

## Offers In The Region Of £60,000

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- HALLWAY
- KITCHEN
- SHOWER ROOM
- GOOD STORAGE
- AMPLE ON STREET PARKING
- SITTING ROOM
- BEDROOM
- UTILITY CUPBOARD
- OUTHOUSE & SHARED COURTYARD WITH CLOTHES DRYING FACILITIES
- EPC D








We are delighted to offer for sale this well presented ground floor one bedroom flat. Recently refurbished this property offers spacious accommodation and boasts high ceilings, good storage, and newly installed kitchen and bathroom facilities. Located just a short walk from town centre and all local amenities, this property would suit first time buyers, those looking to down size, or rental investors.

## The Property

Entered through a timber door with glazed panels, the hallway provides access to all accommodation and is decorated in deep tones, with painted floorboards, an electric heater, smoke alarm and two ceiling light fittings. A useful storage cupboard at the end of the hallway offers shelving to a good height and benefits from internal lighting. In addition, an extremely handy utility cupboard, situated next to the shower room, provides excellent storage and laundry facilities, including shelving, coat hanging space and plumbing and power for both a washing machine and tumble dryer.

The large sitting room is a welcoming space, decorated in warm tones and featuring exposed floorboards. A large window with privacy screening allows plenty of natural light, while recessed shelving provides additional storage. An electric heater, TV point and two ceiling light fittings complete the room.

Accessed through a sliding door, the kitchen has ample space for a breakfasting table and chairs. A large window brings in plenty of natural light, while the newly installed wall and floor mounted units are complemented by wood effect laminate worktops and tiled splashback areas. Integrated appliances include a single electric oven, microwave, four ring ceramic hob with extractor above and undercounter fridge. A stainless steel sink with mixer tap and drainer, together with additional open shelving, completes this well equipped kitchen which is finished with warm décor, laminate tiled flooring and electric heating.

The bedroom is a well proportioned room, with front facing window with privacy screening, allowing natural light to enter while maintaining privacy. There is ample space for bedroom furniture, along with a built in wardrobe, electric heating and two ceiling light fittings. The room is finished in warm colours, with exposed floorboards.

Finally, the shower room is a lovely contemporary space, fitted with a quadrant shower enclosure incorporating an electric double headed shower and complemented by shower boarding for ease of maintenance. There is also a wash hand basin and WC, attractive half height tiling, coordinating tiled flooring and a large illuminated mirror which makes an attractive feature. An electric heated towel rail, ceiling lighting and extractor fan complete the room.

## Room Sizes

SITTING ROOM 4.8 x 3.33
KITCHEN 2.90x 2.69
BEDROOM 4.8 x 2.3
SHOWER ROOM 2.06 x 1.77
UTILITY CUPBOARD 1.77 x 0.81

## Externally

The property benefits from an outhouse located within the communal hallway and a shared courtyard offering clothes drying facilities. Ample on street parking can be found to the rear.

## Directions

Entering Hawick on the A7 from the south, take a right from Buccleuch Street onto Beaconsfield Terrace. Continue up and take a right onto Myreslaw Green, the property is on the right, accessed to the rear from Beaconsfield Terrace Lane.
what3words///sweetener.curries.blissful

## Sales & Other Information

## Fixtures & Fittings

Light fittings & integrated appliances included in the sale.

## Services

Mains drainage, water, gas & electricity.

12a Myreslaw Green




*Ground Floor*

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