



7/1 Sandbed, Hawick, TD9 0HE
£650 Per Month



Now available, this lovely spacious three bedroom 1st floor property is located just off the High Street at the Sandbed, close to all local shops and amenities. The flat is presented in excellent condition benefitting from a large kitchen/dining room, three double bedrooms and a stylish bathroom. Kitchen appliances are all integrated with a washing machine also included in the tenancy. Central heating is supplied via a combination gas boiler in the most part double glazed. Furniture shown can be included if requested. Viewing is recommended to appreciate this beautiful family home.



- TOWN CENTRE LOCATION
- SITTING ROOM
- 3 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- FURNITURE SHOWN AVAILABLE AS PART OF THE TENANCY IF REQUIRED
- SPACIOUS HALLWAY
- DINING KITCHEN WITH ALL INTEGRATED APPLIANCES AND WHITE GOODS
- BATHROOM WITH SHOWERING BATH
- DOUBLE GLAZING
- EPC RATING 'C'

The Property

The property is entered from the first floor, via a well kept communal hallway and stairs. A large open hallway leads into the dining kitchen, sitting room, bathroom and all bedrooms. The dining kitchen is a large bright room located to the rear of the property with the kitchen well equipped with floor and wall units, integrated oven, microwave, gas hob and extractor fan along with integrated undercounter fridge and freezer. There is washing machine in place and included in the tenancy. Ample space for a full size dining table and chairs. The spacious sitting room is located to the front of the property, with electric fire suite and large double glazed window overlooking the Sandbed area. The two larger bedrooms both have built in wardrobes with plenty storage with the third bedroom currently having stand alone wardrobes. The bathroom has a showering bath, with thermostatic shower above supplied directly from the combi boiler and is tiled from floor to ceiling throughout. Further storage is provided via large cupboards in the hallway. The property is presented for rent in excellent condition with neutral décor, carpet flooring in all main rooms and vinyl laid in the kitchen and tile in the bathroom.

Room Sizes (Metres)

- Sitting Room - 3.81 x 4.59
- Dining Kitchen - 4.41 x 3.04
- Bedroom 1 - 4.48 x 3.19
- Bedroom 2 - 3.75 x 2.87
- Bedroom 3 - 2.71 x 2.67
- Bathroom - 2.47 x 1.85

Letting details and further information

- Available immediately
- Council Tax Band 'B'
- EPC Rating C
- Deposit equal to one months rent. £650
- Landlord Registration BOR-0952259-21 (Application Pending)
- 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.

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