



# BANNERMANBURKE

PROPERTIES LIMITED



**5B Bowden Road, Hawick, TD9 7DA**

**£550 Per Month**



Lovely two bedroom first floor flat in the Stirches area of Hawick, with easy access to the town centre, as well as the A7 bus link to Edinburgh and Carlisle. The property is in newly decorated with new bedroom carpets and new energy efficient electric heating. Unfurnished, with all kitchen appliances. Integrated, and white goods are included. Good storage throughout, and additional attic space and private outside space with garden shed. Ample on street parking bays directly outside the property.





The Property

Entered via a private external staircase, the property is on the first floor. The front door leads into a large hallway with has three storage cupboards, one containing the dryer (included). The main lounge is bright and spacious with views up Roxburgh Drive and beyond. The kitchen is fully fitted with fridge, oven, microwave, electric hob and extractor hood. There's a larger cupboard which houses the washing machine (included). There's two good sized double bedrooms, one with built in storage. The shower room is spacious with corner shower (electric) wc and basin. There's also further storage in the attic space with power, accessed from a pull down loft ladder. Good outside space, with drying area and private garden shed. On street parking bays.

Room Sizes

Lounge 4.67m x 3.90m

Kitchen 3.90m x 2.68m

Bedroom One 4.22m x 3.40m

Bedroom Two 3.94m x 3.01m

Shower Room 2.08 x 1.88m

Letting Details and further Information

Council Tax Band 'A'

EPC Rating E

Deposit equal to one months rent (£550)

Landlord Registration 981584/355/15011 & 981639/355/16011

No smokers allowed. No pets.

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

Credit, reference and affordability checks are strictly required for all applicants.



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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		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	