



# BANNERMANBURKE

PROPERTIES LIMITED



**8b Minto Place, Hawick, TD9 9JL**

**Offers In The Region Of £60,000**



- FRONT AND BACK DOORS
- DOUBLE BEDROOM
- LIVING ROOM/KITCHEN
- NEWLY RENOVATED
- PRIVATE GARDEN
- HALLWAY
- SHOWER ROOM
- STORAGE
- LARGE DECKING
- EPC RATING C

Newly renovated one bedroom ground floor property finished to the highest standard, with front and back doors, and a private garden. Raised decking to the rear boasts stunning views over the town and beyond. The flat would be ideal for those looking for a turn key first time buy or Air B&B/rental investment. Viewing is advised, to appreciate the flexibility of the property.

### THE PROPERTY

8b Minto Place is a ground floor one bedroom property entered via stairs from the roadside, with open plan kitchen and living room to the back of the property leading out through double doors to a large raised decking area, and further private garden space. The flat has been completely renovated to a high standard with new decor, flooring, kitchen, shower room as well as new gas central heating, double glazed windows and doors.

### THE ACCOMODATION

#### Entrance and Hallway

Entered via a UPVC double glazed door into a hallway which leads to the shower room, bedroom and living area. A large cupboard with built in storage is located off the hall. Decorated with vinyl laminate and carpet flooring and neutral decor.

#### Double Bedroom

10'10" x 12'5" (3.31 x 3.81)

Located to the front of the property with carpet flooring, neutral decor and double glazed window out to the entrance area.

#### Shower Room

4'3" x 5'2" (1.32 x 1.58)

Modern shower room, comprises of 3pc suite of wash hand basin, WC and shower enclosure with chrome double shower heads run off the combi boiler. Tiled to full height throughout the room. Double glazed window to the front with shelf space behind the sink.

#### Kitchen/Living Room

14'9" x 13'4" (4.52 x 4.08)

Located to the back of the property. The kitchen area has a good range of new Shaker floor and wall units in grey with black marble effect work surfaces and subway tiling to the back. Integrated fridge freezer. Intigrated washing machine. Integrated electric over and four burner ceramic hob with chimney style stainless steel cooker hood above. The combination gas boiler is located in one of the units. Vinyl laminate flooring. The living room part of the room has carpet flooring and is decorated in neutral tones. Wall mounted remote control electric fire. Double glazed window to the front and double glazed patio doors provide access to the decking.

#### Outside Space

Steps from Minto Place lead down to a private courtyard at the front of the property. To the rear there's a large raised decking area with a private garden below.

### SALES AND OTHER INFORMATION

#### Fixtures and Fittings

All carpets/floor coverings, light fittings and integrated appliances are included in the sale.

#### Services

Mains drainage, water, gas and electricity.

#### Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.

