



BANNERMANBURKE

PROPERTIES LIMITED



3E Liddesdale Road, Hawick, TD9 0EW

£400 Per Calendar Month



- SECURE ENTRY SYSTEM
- SPACIOUS LIVING ROOM
- DOUBLE BEDROOM
- LOVELY VIEWS
- OUTHOUSE AND SHARED DRYING AREA
- HALLWAY WITH GOOD STORAGE
- KITCHEN WITH WHITE GOODS
- BATHROOM
- CENTRAL LOCATION
- EPC RATING C

Brought to the rental market in excellent order, this first floor one bedroom flat benefits from secure entry system, double glazing, fresh neutral decor throughout and good storage. Located just a short flat walk to the town center, this property is available immediately.

The Property

Entered from the front or rear via a secure entry system, a well maintained communal stair leads up to the property which is located on the first floor. An outhouse is located just outside the front door providing good storage and the internal hallway offers further storage with a large cupboard housing the water tank and cupboard offering shelving. The living room is to the front with lovely views out and has ample space for furniture. The main focal point of this room is the electric fire suite with chunky wood surround. Access to the kitchen is from here which is well equipped with ample base and wall units, large pantry cupboard, integrated oven and hob, free standing washing machine and fridge freezer which are all part of the tenancy. The double bedroom is to the front with nice views and is a good size with built in wardrobes offering hanging and shelving. Finally the shower room is to the rear offering a 3 pc suite of shower enclosure with electric shower, WC and wash hand basin. With fresh neutral decor throughout this light and bright property is immediately available to the successful tenant. A shared courtyard to the rear offers clothes drying facilities.

Room Sizes

Living Room 3.48 x 4.70

Kitchen 2.07 x 2.89

Double Bedroom, 3.64 x 3.17

Shower Room 1.68 x 1.94

Letting and Other Information

Available immediately

Council Tax Band 'A'

EPC Rating C

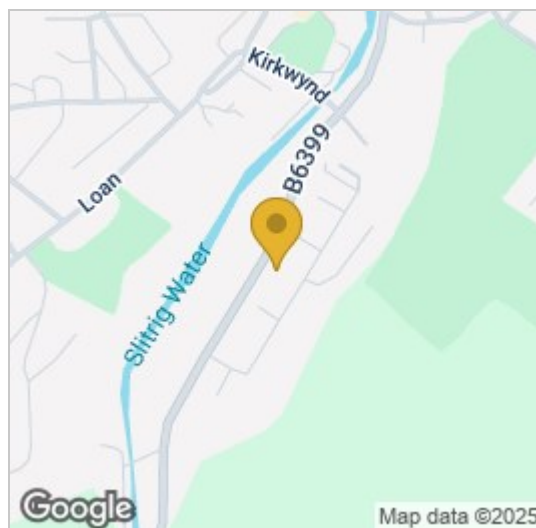
Deposit equal to one months rent £400

Landlord Registration 1685047/355/09112

No smokers allowed. No Pets allowed.

The landlord would prefer tenants in full time employment/retirement, 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.



Important:

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