



BANNERMANBURKE

PROPERTIES LIMITED



10/4 Noble Place, Hawick, TD9 9QG
£475 Per Month



- SITTING ROOM
- DOUBLE BEDROOM
- SHOWER ROOM
- DOUBLE GLAZING
- EPC RATING E
- KITCHEN
- LARGE SINGLE BEDROOM
- GAS CENTRAL HEATING
- SHARED GARDEN
- LANDLORD REGISTRATION NO. 1465402/355/25082

We are delighted to offer for rent this lovely second floor two bedroom flat in a central location of town. Presented for rent in immaculate order benefitting from gas central heating and double glazing. The shared courtyard to the rear is very well maintained with clothes drying facilities and wheelie bin storage. Located just a short walk to Morrisons Supermarket and all local amenities.

The Property

Entered from Noble Place via a very well kept communal close and stairwell to the second floor. The accommodation is spacious and consists of a living room, kitchen, double bedroom, large single bedroom and shower room, all on one level. The property is in great decorative order and is located in a quiet, yet central location of the town within walking distance to all local amenities and to the bus services. Viewings are by appointment.

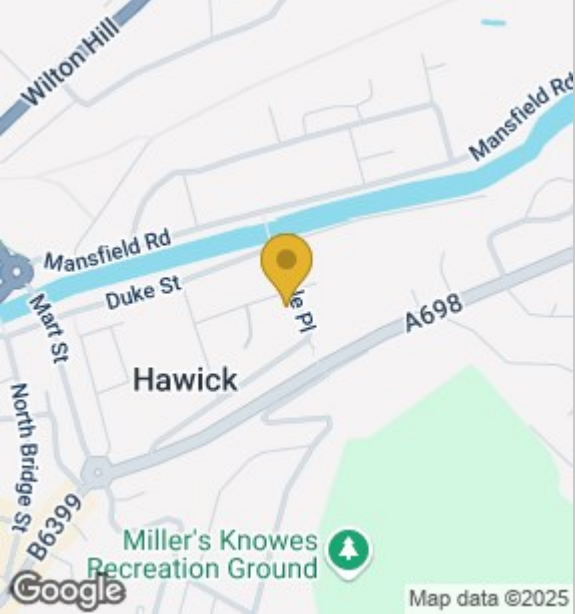
Room Sizes

- Sitting Room – 3.89 x 5.35
- Kitchen - 2.09 x 3.35
- Double Bedroom - 4.23 x 3.17
- Large Single Bedroom - 2.12 x 3.56
- Shower Room - 2.09 x 2.07

Letting Details

- Council Tax Band 'A'
- EPC Rating E
- Deposit equal to one months rent
- Landlord Registration 1465402/355/25082
- 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.

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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	54	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 