



BANNERMANBURKE PROPERTIES LIMITED



11/5 Bourtree Place, Hawick, TD9 9HL

£550 Per Month



Brought to the rental market in great decorative order, this second floor 3 bedroom double upper is ideally located in the centre of town, close to all local amenities. Offering versatile spacious accommodation with lovely views. Benefits from gas central heating, double glazing and a private outhouse for storage.



The Property

Accessed via a communal close, the property is set over the second and attic floors. An outhouse on the turn of the stair leading to the property offers storage, has power and light and houses the boiler. On the lower level of the property is the spacious sitting room to the front and the kitchen which is to the rear. The kitchen has a good range of floor units and comes equipped with stainless steel sink, under counter fridge, washing machine, freestanding cooker and has ample space for dining table and chairs. Also on this level is an area under the stairs which would make an ideal home office space with a window looking out to the rear. The upper level offers 3 bedrooms, 2 with built in wardrobes and a family bathroom which comprises of wash hand basin, WC and bath with chrome shower ran off the boiler over. The property is freshly decorated in neutral tones with laminate flooring in the sitting room, kitchen and bedrooms and vinyl to bathroom. Benefits from gas central heating and double glazing throughout.

Room Sizes

Kitchen 4.5 x 3.7

Sitting room 5.0 x 3.8

Double room 2.7 x 3.35

Bedroom 2.75 x 3.6

Box room 2.32 x 1.5

Bathroom 2.5 x 1.7

Additional Rental Information

Council Tax Band A

EPC Rating C

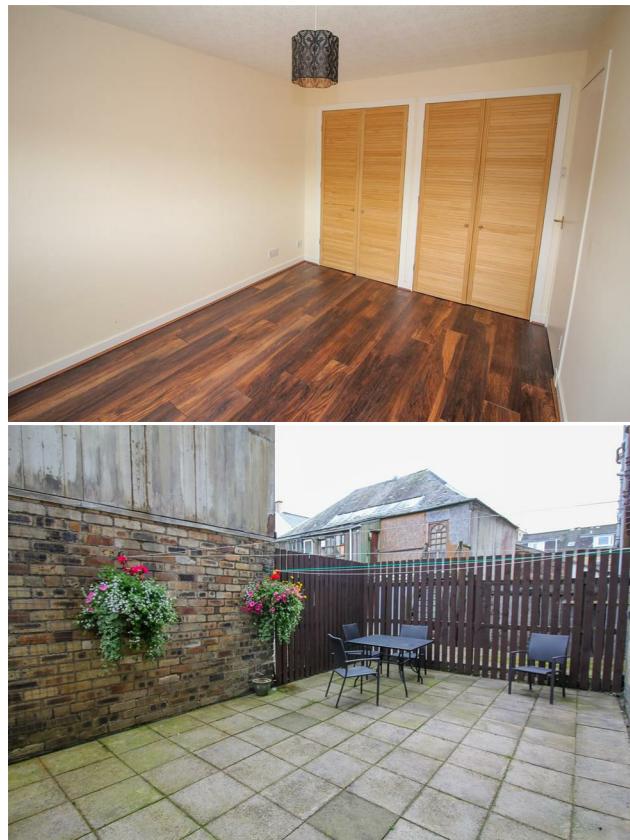
Deposit - £825

Landlord Registration - 415569/355/05541

No smokers/No Pet

No warranties for white goods.

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Important:

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