



BANNERMANBURKE

PROPERTIES LIMITED



16/2 Oliver Crescent, Hawick, TD9 9BQ

Ground floor spacious one bedroom flat located in a central location of the town. Presented for rent in very good decorative order, freshly decorated in neutral tones with carpet and tile flooring. Electric efficient heating including underfloor heating in the kitchen, bathroom and hallway. Private outhouse, and shared drying area to the rear.

Available immediately. No pets. No Smokers.

- HALLWAY ▪ LOUNGE WITH BAY WINDOW ▪ LARGE DOUBLE BEDROOM ▪ KITCHEN ▪ SHOWER ROOM ▪ ELECTRIC HEATING ▪ UNDERFLOOR HEATING ▪ DOUBLE GLAZING ▪ SHARED DRYING AREA ▪ PRIVATE STORE ROOM

£400 PER MONTH

The property

16/2 Oliver Crescent is a lovely one bedroom ground floor flat, locating in the town centre of Hawick. The property includes a bright lounge with bay window, a large double bedroom to the rear, and well appointed kitchen and bathroom facilities. The flat benefits from energy efficient radiators in the lounge and bedroom, with thermostatically controlled electric underfloor heating in the bathroom, hallway and kitchen. There's double glazing throughout. The private store is located in the outside hallway, and the shared drying area is located to the rear of the property.

ROOM SIZES

Lounge - 4.46m x 3.68m

Bedroom - 4.76m x 3.09m

Kitchen - 3.43m x 1.78

Bathroom - 3.14 x 1.87

TENANCY INFORMATION

Council Tax Band 'A'

EPC Rating 'E'

Deposit equal to one months rent. £400

Landlord Registration 52234/355/28570.

No smokers. No pets. The landlord would prefer tenants in full time employment, but all applications will be considered based on the information provided.

Application forms can be requested from Bannerman Burke Properties office at 28 High Street, Hawick, or by phone 01450 375567 or by email at property@bannermanburke.co.uk





Directions

Offers:

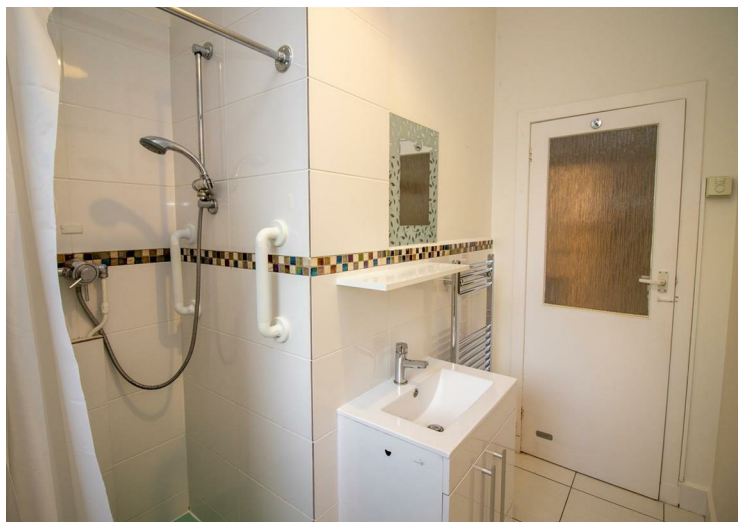
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



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