



BANNERMANBURKE

PROPERTIES LIMITED



3/2 Orrock Place, Hawick, TD9 0HQ
£650 Per Month

 3  1  1  D



- HALLWAY WITH GOOD STORAGE
- KITCHEN
- 3 BEDROOMS
- TOWN CENTRE LOCATION
- DOUBLE GLAZING
- LARGE LIVING ROOM WITH DINING AREA
- BATHROOM
- LARGE LANDING WITH OUTHOUSE
- GAS CENTRAL HEATING
- EPC RATING D

Brought to the rental market in immaculate order, this 3 bedroom spacious second floor flat is available immediately. Centrally located, close to all local amenities. Benefits from gas central heating and double glazing.

The Property

The property is entered from the side of the building. A well maintained communal stair leads to the property, located on the second floor where a large landing offers access to the property and has a large storage cupboard with light and shelving. The entrance hallway gives access to the kitchen and large spacious living room and offers 2 good size cupboards for storage. The living room is to the front of the property and is an extremely large bright room with 3 double glazed windows looking out to the Sandbed area. Gas fire, TV point and has ample space for both living and dining room furniture. A swing door from the living room leads though to the kitchen which is again a lovely bright space with floor and wall mounted units in white, stainless steel sink and drainer with mixer tap over, free standing gas cooker and washing machine. The combination gas boiler is wall mounted in the kitchen also. A rear hallway leads to the bedrooms and bathroom. All three bedrooms are decorated in neutral tones with carpet flooring, the 2 smaller rooms have wardrobes for storage and the master is a good size offering ample space for furniture. The bathroom is to the rear with 3 piece suite comprising of WC, wash hand basin and bath with thermostatic shower above supplied directly from the combi boiler. White tile to bathing area. The property is available immediately and has been freshly decorated throughout and has carpet to floor in the living room, bedrooms and hallway with vinyl to floor in the kitchen and bathroom.

Room Sizes

Living Room 7.95 x 4.45
 Kitchen 3.02 x 3.28
 Bathroom 2.57 x 1.90
 Master Bedroom 5.09 x 3.32
 Bedroom 4.15 x 3.08
 Bedroom 2.64 x 3.29

Letting Details and Further Information

Available immediately
 Council Tax Band 'B'
 EPC Rating D
 Deposit equal to one months rent. £650
 Landlord Registration 915864/355/21081
 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.

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