



# BANNERMANBURKE

PROPERTIES LIMITED



**58/2 High Street, Hawick, TD9 9EE**

**£600 Per Month**



Now available, this lovely three bedroom 2nd floor property is located on Hawick High Street close to all local shops and amenities. Double upper flat presented in excellent condition benefitting from a large kitchen dining room and an additional box room/office. Kitchen appliances are all integrated with a washing machine also included in the tenancy. Gas central heating is supplied via a combination gas boiler and there's double glazing throughout. Viewing is recommended to appreciate this lovely family home.



The Property

The property is entered from the second floor at the back of 58 High Street via a well kept communal hallway and stairs. There is an outhouse located on the stairs by the front door, which houses the gas boiler. The lower floor hallway leads into the kitchen dining room, sitting room and stairs to the upper level. The kitchen dining room is a large bright room located to the rear of the property with the kitchen well equipped, with floor and wall units, integrated oven, gas hob and extractor fan along with integrated fridge and freezer. There is also a washing machine included in the tenancy. The dining area has space for a dining table and chairs or equally, could be used as a family room space. The sitting room is located to the front of the property, with two large double glazed windows overlooking Hawick High Street. A wall mounted electric fire is located on the feature wall. Upstairs there are three double bedrooms all with built in storage. The master bedroom is a large bright room overlooking the High Street via large dormer windows. The bathroom on upper level has a 3 piece suite with bathtub and a shower above supplied directly from the combi boiler. An additional room at the top of the stairs would make an ideal home office or could be used for additional storage. Further storage is located under the stairs. The property is presented for rent in excellent condition with neutral décor, carpet flooring in all main rooms and vinyl laid in the kitchen and bathroom.



Room Sizes (Metres)

- Sitting Room - 4.0 x 5.10
- Kitchen/Dining Room - 5.20 x 6.50
- Master Bedroom - 4.5 x 4.13
- Bedroom 2 - 2.50 x 3.50
- Bedroom 3 - 2.50 x 3.00
- Bathroom - 2.00 x 1.65
- Home Office - 2.0 x 1.50

Letting Details and Other Information

- Council Tax Band 'B'
- EPC Rating C
- Deposit equal to one months rent.
- Landlord Registration 247146/355/16511
- 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.
- All applicants will be subject to a full credit and affordability check upon application.

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Energy Efficiency Rating

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