



**BANNERMANBURKE**  
PROPERTIES LIMITED



**Lower Greenbank Morrison Place, Hawick, TD9 0JD**  
**£450 Per Month**



- GROUND FLOOR FLAT
- LIVING ROOM
- SHOWER ROOM
- PRIVATE ENCLOSED GARDEN ■ PARKING WITH DECKING AND SHED
- BREAKFASTING KITCHEN
- DOUBLE BEDROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- PARKING

Available to rent immediately, this ground floor one bedroom lower villa, is ideally located in the West End of town, close to the town centre and all local amenities. Offered for rent in good order with gas central heating and double glazing. Benefits from a private enclosed garden with decking and parking for two vehicles.

### The Property

The property is entered via a timber door into an entrance hallway that leads through to all accommodation. The kitchen is located to the side with a good range of floor and wall units and ample work surface space. Single built in electric oven and four burner gas hob. Space for a small table and chairs. Space and plumbing for a washing machine. A single bowl sink and drainer sits beneath a double glazed window that provides lovely views over the town.

To the front is the living room, again with beautiful views via double glazed window. Decorated in neutral tones with laminate flooring, central heating radiator and ceiling light. The main focal point of the room is the timber fire surround with granite effect back and hearth and gas fire inset.

The double bedroom is located to the front also with a double glazed window. Laminate flooring, central heating radiator and built in cupboard for storage. The shower room comprises of a 3pc suite of wash hand basin, WC and shower enclosure with shower run off the boiler.

Externally, the property benefits from a lovely enclosed garden with decking and shed and there is parking for two vehicles. Beautiful views can be enjoyed from the garden.

### Room Sizes

SITTING ROOM 5.90 x 2.90

KITCHEN 4.98 x 3.63

DOUBLE BEDROOM 4.00 x 3.85

SHOWER ROOM 1.78 x 1.53

### Rental Information

Available immediately

Council Tax Band 'A'

EPC Rating D

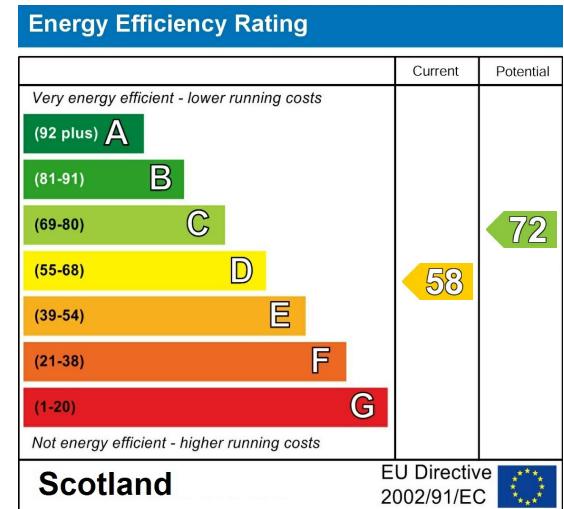
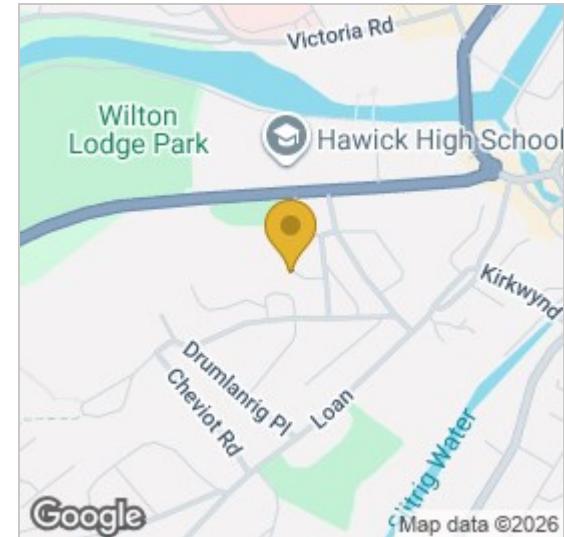
Deposit equal to one months rent £450

Landlord Registration 1793032/355/24112

No smokers allowed. Pets considered.

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.



### Important:

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