



BANNERMANBURKE

PROPERTIES LIMITED



6/3 Laidlaw Terrace, Hawick, TD9 9QX

£500 Per Month



Available to rent immediately, this well presented, fully furnished two bedroom first floor property is ideally located just a short flat walk to town centre. The property features a modern fitted kitchen and stylish bathroom and offers comfortable living with integrated appliances and double glazing. The property benefits from lovely views over the river Teviot.



- LIVING ROOM
- KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- LOVELY RIVER VIEWS
- FURNISHED PROPERTY
- SHARED REAR GARDEN
- CENTRAL LOCATION
- EPC RATING C

The Property

Entered via a communal close and stair, the property is situated on the first floor and accessed through a timber and glazed door leading into the hallway which provides access to all accommodation and benefits from a generous storage cupboard. The property is decorated throughout in neutral tones with laminate flooring, creating a bright, modern feel, and further benefits from gas central heating. The sitting room is positioned to the front of the property and enjoys lovely views over the river. Comfortably furnished with sofa bed, table and chairs, and a display cabinet, creating an inviting living space. The kitchen is accessed from the sitting room and is well equipped with an integrated fridge freezer, electric oven, gas hob, and washing machine. Stainless steel sink and drainer sits under the large window which allows lots of natural light in and crockery and utensils are also provided, making the property ready for immediate occupation.

The modern shower room features a double walk in shower, WC, and wash hand basin set within stylish vanity furniture.

To the rear of the property are two bedrooms, both benefiting from large double glazed windows that allow excellent natural light. The double bedroom offers built in storage, while the single bedroom includes a freestanding wardrobe. Both rooms are furnished with beds, providing comfortable accommodation.

Room Sizes

LIVING ROOM 2.94 x 4.32

L SHAPED KITCHEN 3.22 x 2.59 (1.45 at narrowest point)

SHOWER ROOM 2.44 x 1.45

BEDROOM 2.36 x 2.90

BEDROOM 1.99 x 2.86

Tenancy Information

Available immediately

Council Tax Band 'A'

EPC Rating C

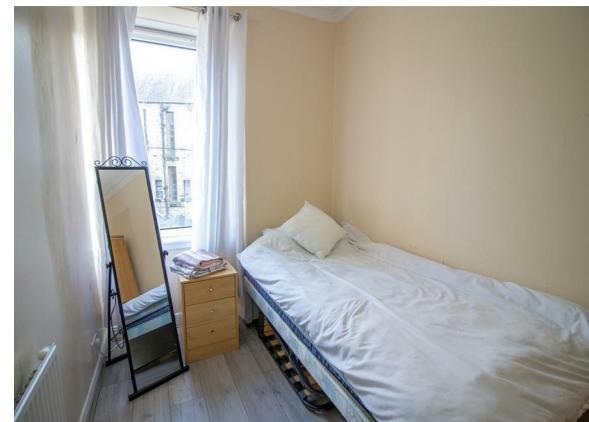
Deposit equal to one months rent. £500

Landlord Registration 1519587/355/20122

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	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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