



## **2E St Cuthberts Terrace, Slitrig Crescent, Hawick, TD9 9DR**

This lovely two bedroom second floor flat is available to rent immediately. Located in a quiet yet popular area of Hawick with the town centre is just a short flat walk away. Presented to rent in immaculate order this property offers spacious accommodation with lovely views. Further benefits include gas central heating, secure entry and an allocated parking space.

- SITTING ROOM ▪ KITCHEN ▪ 2 DOUBLE BEDROOMS ▪ BATHROOM ▪ GOOD VIEWS ▪ ALLOCATED PARKING SPACE ▪ SHARED DRYING AREA AND PRIVATE SHED ▪ SECURE ENTRY ▪ SHORT FLAT WALK TO TOWN CENTRE ▪ EPC RATING C

**£600 PER MONTH**

## The Property

Well presented second floor two bedroom flat with private parking, set within a well maintained block with a shared garden. The property features a bright sitting room with dual aspect windows, a fitted kitchen with ample storage and space for appliances, and a modern bathroom with three piece suite and shower over bath. There are two double bedrooms, both with built in storage.

Finished in neutral décor throughout, the flat benefits from great storage, gas central heating and double glazing.

## Room Sizes

Sitting room 4.10 x 4.20

Kitchen 3.54 x 2.28

Double bedroom 3.77 x 2.95

Double bedroom 4.12 x 3.46

Bathroom 2.30 x 2.20

## Rental Information

Available immediately

Council Tax Band 'B'

EPC Rating C

Deposit equal to one months rent £600

Landlord Registration 705776/355/09041

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.



### Important:

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