



# BANNERMANBURKE

PROPERTIES LIMITED



**3A Havelock Street, Hawick, TD9 7BA**

**Offers In The Region Of £55,000**





- VESTIBULE
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- PRIVATE OUTHOUSE
- SITTING ROOM
- DOUBLE BEDROOM
- GAS CENTRAL HEATING
- SHARED REAR GARDEN
- EPC RATING D

We are pleased to offer for sale this well presented one bedroom ground floor flat with own front door, just a short walk to the town centre and all local amenities. Offered for sale in very good order benefitting from gas central heating and double glazing. A well maintained shared garden to the rear offers clothes drying facilities. Ideal first time buy, buy to let opportunity or holiday home investment.

### The Property

The property is entered from the front via a double glazed door into the entrance vestibule. Decorated in neutral tones with carpet flooring, ceiling light and range of coat hooks. Access from here to the bathroom and sitting room.

The bathroom comprises of a 3pc suite of wash hand basin, WC and bath with electric shower above. Tiled to full height around the bathing area in a white tile with vinyl flooring, chrome heated towel rail and ceiling light. Freshly decorated in neutral tones.

To the front is the sitting room with double glazed window allowing good light through. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. Ample space for living room/dining room furniture. The Glow Worm combination gas boiler is located in a cupboard in here along with the gas meter. TV aerial point. Both the kitchen and double bedroom are accessed from the sitting room via a small inner hallway.

The kitchen is located to the rear with a good range of floor and wall units and ample work surface space. Single built in electric oven and four burner ceramic hob with chimney style cooker hood above. Space and plumbing for a washing machine which is included in the sale. A single bowl stainless steel sink and drainer sits beneath the double glazed window which provides good natural light. Vinyl flooring, central heating radiator and ceiling light. A large pantry cupboard provides excellent additional storage and houses the fridge, also included in the sale.

Also to the rear is the double bedroom with double glazed window. Decorated in white with a feature wall in grey and carpet flooring. Central heating radiator and ceiling light. A large walk in cupboard with light offers great storage. Recessed display area with shelving. BT internet socket.

### Room Sizes

Sitting Room 4.15 x 3.60

Kitchen 2.00 x 2.80

Double Bedroom 3.10 x 2.80

Bathroom 1.90 x 2.00

### Externally

A well tended and low maintenance communal garden to the rear offers an enclosed outdoor space with clothes drying facilities. The property benefits from a private outhouse also. The garden is accessed from a shared close to the right of the property.

### Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and take a right at the bottom of the hill on to Havelock Street. The property is located on the left hand side.

### Sales and other information

#### Fixtures and Fittings

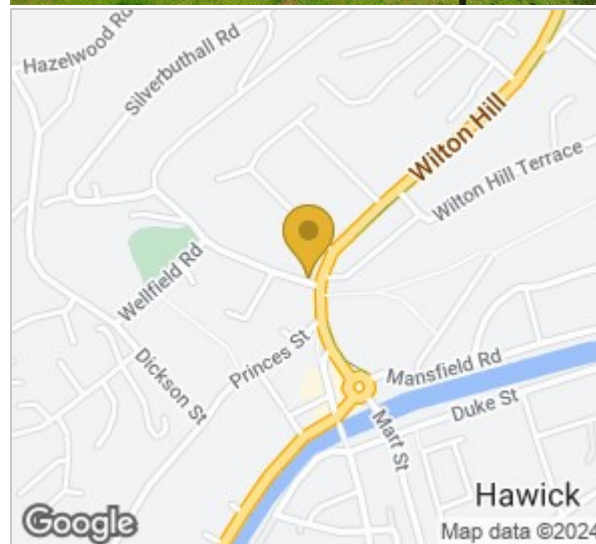
All carpets, floor coverings, light fittings, washing machine, fridge, integrated appliances and bed included in the sale.

#### Services

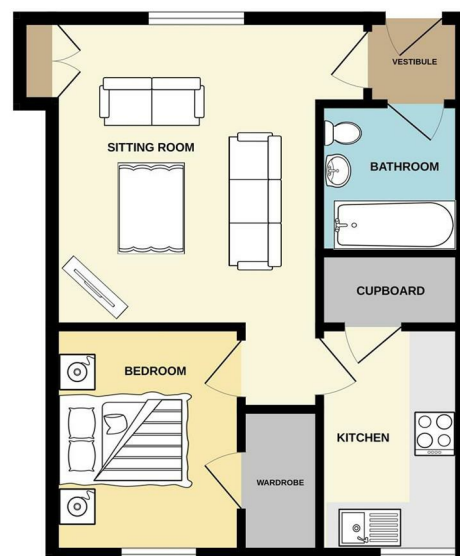
Mains drainage, water, gas and electricity.

#### Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.



GROUND FLOOR



3A HAVELOCK STREET, HAWICK