



BANNERMANBURKE

PROPERTIES LIMITED

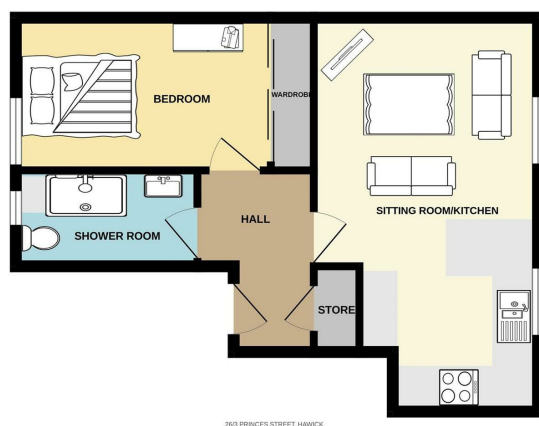
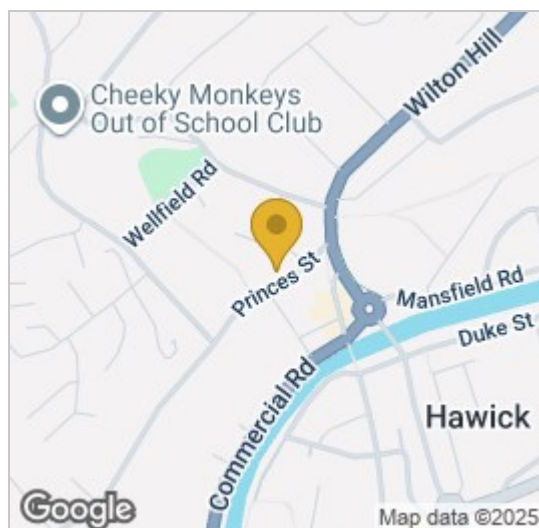


26/3 Princes Street, Hawick, TD9 7AY

Offers In The Region Of £50,000



- FIRST FLOOR FLAT
- OPEN PLAN KITCHEN AND LIVING ROOM
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SHARED REAR GARDEN WITH CLOTHES DRYING FACILITIES
- TOWN CENTRE LOCATION
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- EPC RATING C



This lovely first floor flat is offered for sale in excellent condition and is ready to move straight into. It boasts a stylish modern kitchen and a sleek shower room, along with the comfort of gas central heating and double glazing. Tastefully decorated throughout, it's a perfect choice for first time buyers or a fantastic buy to let opportunity.

The Property

The property is entered via a timber door into the hallway where all accommodation can be accessed. There is a cupboard for storage, ceiling light, smoke alarm and central heating radiator. To the front of the property is the open plan kitchen and living room with two large windows allowing lots of natural light through. The sitting room area is decorated in neutral tones with carpet flooring, recessed display area and shelving and is separated from the kitchen via a handy breakfast bar with stools, ideal for dining. The kitchen is well equipped with a good range of floor and wall units and ample work surfaces that continue up to form splash backs. Integrated built in single electric oven and four burner hob with extractor above. Integrated fridge freezer and space and plumbing for a washing machine (included in the sale). One and a half bowl composite sink and drainer, laminate flooring and heat detector.

To the rear is a double bedroom with window overlooking the rear garden and a full range of built in wardrobes with sliding mirrored doors. The boiler is located in here also and is a Vaillant combination gas boiler. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light fitting.

The stylish shower room comprises of double shower enclosure with chrome shower run off the boiler, WC and wash hand basin with storage below. Decorated in neutral tones with shower boarding and vinyl flooring. Single opaque window, chrome heated towel rail and ceiling light fitting.

Room Sizes

OPEN PLAN SITTING ROOM/KITCHEN 6.00 x 3.45

DOUBLE BEDROOM 2.30 x 3.90

SHOWER ROOM 2.80 x 1.35

Externally

There is a shared garden to the rear that can be accessed from the turn of the communal stairs. Laid to lawn and bounded by fencing and provides clothes drying facilities.

Directions

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From the High Street travelling West, continue on to the Sandbed and over the bridge, taking a left onto Albert Road. Continue forward up the hill which is Wilton Path and on to Princes Street. The property lies on the left-hand side, before the traffic lights.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas, and electricity.

Important:

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