3/2 Duke Street, Hawick

Ground floor one bedroom property located in a pleasant street centrally located for all local amenities. Offered for sale in good order with many pleasant and traditional features. Ideal first time buy or rental investment.

• HALLWAY • SITTING ROOM • KITCHEN • DOUBLE BEDROOM • SHOWER ROOM • GAS CH AND DG • SHARED DRYING AREA • EPC RATING D •

OFFERS IN THE REGION OF £35,000
Hallway
Entered via timber door into the hallway which is decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light. Smoke alarm. Housed at high level is the electric meter and switch gear. Large cupboard for storage.

Sitting Room 5.11 x 3.65 (16'9" x 12'0"
Large room located to the rear of the property with double glazed window. Central heating radiator. Ceiling light. Decorated in neutral tones with carpet flooring. Edinburgh shelved press. The main focal point of the room is the timber fire surround with marble insert and hearth and coal effect living flame gas fire inset. Door to walk in cupboard/office with double glazed window and power and light

Kitchen 2.09 x 2.87 (6'10" x 9'5"

Double Bedroom 3.39 x 4.50 (11'1" x 14'9"

Shower Room 1.44 x 3.23 (4'9" x 10'7"
Located to the rear of the property with a double glazed opaque window. Comprises of 3pc white suite of wash hand basin, WC and wet room shower and Mira electric shower. Panel boarding to bathing area. Chrome heated towel rail. Ceiling light.

Offers
Offers are invited and should be submitted in Scottish Legal form to Bannerman Burke, PO Box 17, 28 High Street, Hawick, TD9 9BY. Tel: (01450) 375567. Any person wishing to be informed of a closing date for the receipt of offers should notify the Selling Agents as soon as possible, although the seller will not be bound to fix a closing date, and reserves the right to sell privately.

Viewings
Strictly by appointment through the Selling Agents. Contact Bannerman Burke PO Box 17, 28 High Street, Hawick.
Tel: 0800 1300 353.

Entry
By arrangement.

NOTE
Although the above particulars are believed to be correct, they are not warranted and will not form part of any contract thereon. Please note all measurements are taken with sonic tape at widest/longest point and are approximate.