



BANNERMANBURKE

PROPERTIES LIMITED



9 Dalkeith Place, Hawick

Ground floor flat located in a popular town centre location with private off street parking and decking. Offered for rent in immaculate condition with well appointed kitchen and bathroom facilities. Gas central heating and double glazing.

- VESTIBULE • HALLWAY • SITTING ROOM • KITCHEN • DOUBLE BEDROOM • SHOWER ROOM • GAS CH AND DG • SHED, GARDEN AND PARKING • EPC RATING D • LANDLORD REG NUMBER BOR-0767003-20 •

£370 PER MONTH

VESTIBULE

Central heating radiator and ceiling light. Storage cupboard with coathooks and houses the gas boiler. Ceiling light. Electric meter and switchgear.

SITTING ROOM 4.70 x 3.90 (15'5" x 12'10")

Located to the front. Decorated in neutral tones with feature wall in patterned wallpaper and carpet flooring. Central heating radiator and ceiling light. Main focal point of the room is the timber fire surround with marble back and inset coal effect living flame gas fire. Edinburgh shelved press.

KITCHEN 1.60 x 4.45 (5'3" x 14'7")

Located to the rear with door out. GoDo range of floor and wall mounted units inc cream high gloss and timber effect work surfaces. Laminate flooring. Ceiling spotlighting. Built in electric single oven and hob with extractor fan above. Central heating radiator. Space for washing machine and under counter fridge and freezer. Single bowl stainless steel sink and drainer.

BEDROOM 2.76 x 3.86 (9'1" x 12'8")

Double room located to the rear. Decorated in neutral tones with carpet flooring. Central heating radiator and ceiling light. Feature wall in patterned wallpaper. Double glazed window. Edinburgh shelved press for storage. Built in wardrobe for hanging and shelving.

SHOWER ROOM 1.24 x 2.50 (4'1" x 8'2")

Comprises of a three piece white suite of wash hand basin, WC and shower enclosure. Mira sport electric shower with aqua panelling around. Decorated in patterned wallpaper. Central heating radiator. Recessed ceiling spotlights.

Additional Information

Council Tax Band 'A'

EPC Rating D

Landlord Registration BOR-0767003-20

Deposit equal to one months rent

No smokers allowed.

The landlord would prefer tenants in full time employment, but all applications will be considered based on the information provided.

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.



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