



6/1 MINTO PLACE, HAWICK

ACCOMMODATION

Hall, Shower Room,
Lounge,
Inner Hall Bedroom,
Kitchen,
Rear Hall,
Garden

Gas Central Heating & Double Glazing

Guide Price £49,000

6/1 MINTO PLACE, HAWICK

This is an attractive and bright garden flat which is well situated for the town centre and set in a mature residential area. The property has been renovated in recent time and offers spacious and interesting accommodation. It benefits from gas fired central heating and double glazing.

HALL 0.97m x 1.42m

Accessed via a wooden door to the Hall. Sanded floor. Radiator. Wall mirror. Danfloss thermostatic control. One wall is wood lined.

SHOWER ROOM 0.94m x 2.85m

Fitted with white wc and wash hand basin. Mira 7.2 electric shower with tiled cubicle. Wall mirror. Tiling around wash hand basin. Radiator. Towel rail. Medicine cabinet. Extractor fan. Corner shelving. Sanded floor.

LOUNGE 4.69m (into dining recess) x 3.86m

Accessed from the Hall via a glazed door. Set off by an attractive fireplace with Morley wood burning stove on hearth with sandstone fireplace and mantle. Open shelving to side. Window with deep shelf. Sanded floor. 4 x 13 amp sockets. Telephone point. TV point. Radiator.



INNER HALL 0.96m x 1.00m

With book shelves. Smoke alarm. Carbon monoxide alarm.

BEDROOM 3.05m x 3.07m

Accessed off the Rear Hall this is a really bright room with great outlook over Hawick to the North-West. Sanded floor. Built-in wardrobe (2.13m x 0.96m) with shelving and hanging rail offering great storage space. 2 x 13 amp sockets.

KITCHEN 1.33m x 2.95m

Fitted with base and wall units. Display units. Round sink set in beech worktop. Tiling around work surface. Space and plumbing for washing machine. Shelving. Strip light 5 x 13 amp sockets plus dedicated socket. Cooker. Access to Rear Hall.

REAR HALL 1.07m x 1.35m

With shelving and coat hooks. Cupboard containing the Worcester 28i combi boiler. Drayton programmer. Glazed back door with roller blind and cat flap leads to the garden.

OUTSIDE

To the front there is a common area with shared outhouse. To the rear there is a level pebbled area leading on to colourful and full garden which has been designed for the minimum of maintenance but with the maximum interest and colour. Small garden shed.

PRICE: Guide Price £49,000

Offers should be submitted in Scottish legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the selling agents as soon as possible. The selling agents reserve the right to sell the property without fixing a closing date and they do not bind themselves to accept the highest or any offer.

INCLUDED IN THE PRICE

Cooker.

ENTRY:

By mutual arrangement.

VIEWING:

By appointment through the selling agents Collie & Company, 70 High Street, Galashiels. Telephone 01896 755466