



BANNERMANBURKE

PROPERTIES LIMITED



19/1 Mansfield Road, Hawick, TD9 8AB

Offers In The Region Of £55,000



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- HALLWAY ▪ KITCHEN ▪ LIVING ROOM ▪ BEDROOM ▪ SHOWER ROOM ▪ PRIVATE FRONT GARDEN ▪ SHARED REAR GARDEN ▪ PRIVATE OUTHOUSE ▪ GAS CENTRAL HEATING AND DOUBLE GLAZING ▪ EPC D

This ground floor one bedroom flat is brought to market in excellent condition. Within walking distance of the town centre and all local amenities, this property would make an ideal first time buy, rental investment or down size opportunity. The property also benefits from a private front garden, shared rear garden, gas central heating and double glazing.

Hawick

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Hawick Distances

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Entered a well via maintained communal close The internal hallway gives access to all accommodation and also benefits from two large cupboards providing good storage. The kitchen is bright and modern with floor and wall mounted units in white shaker style with laminate worktops and splashback. There is space for a free standing cooker and fridge freezer and space and plumbing for a washing machine. The combination gas boiler is in this room also. The living room is to the front overlooking the front garden and is a good size with nice corning to ceiling. The main focal point of the room is the wooden fire surround with marble insert and gas fire inset. There is also a lovely display unit and additional shelving under the window. The bedroom is located to the rear and is generous in size with built-in wardrobes and an Edinburgh press. The shower room comprises of 3 piece suite of wash hand basin, WC and shower enclosure with chrome shower run off the boiler. Aqua panelled throughout with an extractor fan and window to the side.

The entire flat is freshly decorated in neutral tones with newly laid carpets and flooring throughout and should be seen to be fully appreciated.

Room Sizes (meters)

Hallway 1.59 x 5.31

Kitchen 2.87 x 1.931

Living Room 4.03 x 3.13

Double Bedroom 3.52 x 4.35

Shower Room 1.67 x 1.86

Externally

The front garden/patio is private to the property. The shared garden to the rear has clothes drying facilities and there is a large private outhouse under the communal staircase.

Directions

From the north take the A7 into Hawick. At the roundabout take first left onto Mansfield Road, the property is on the left, just before Johnston's of Elgin.

Sales and Other information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

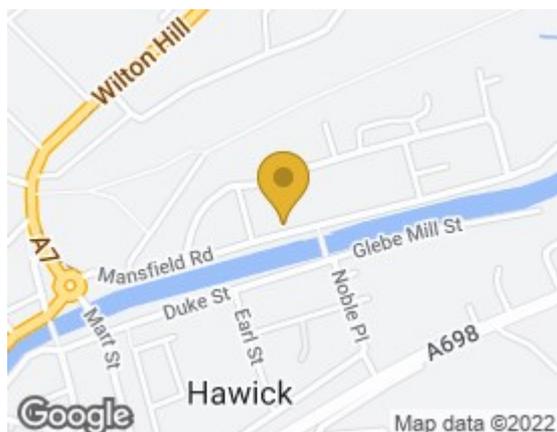
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	76
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
		60	78
Scotland		EU Directive 2002/91/EC	



19/1 MANSFIELD ROAD, HAWICK

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