32/4 Mansfield Road, Hawick

Immaculately presented second floor flat offered for sale in mainly neutral tones with a lovely sunny outlook. Benefitting from surprisingly spacious rooms, the property has a large dining kitchen and bright sitting room with commodiously proportioned bedrooms. There is a well maintained shared garden to the rear. Short walk to the town centre.

• HALLWAY • SITTING ROOM • DINING KITCHEN • TWO DOUBLE BEDROOMS • SINGLE BEDROOM • SHOWER ROOM • GAS CH • D/G • REAR GARDEN • EPC RATING C •

OFFERS IN THE REGION OF £84,995
The Town
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 its 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.

Approximate Distances
Selkirk 12 miles, Jedburgh 12 miles, Galashiels 18 miles
Melrose 22 miles, Newtown St Boswells 20 miles, Kelso 22 miles
Carlisle 42 miles, Edinburgh 60 miles, Newcastle 65 miles

Location
Entering Hawick on the A7 from the North take the first exit at the Mart Street roundabout onto Mansfield Road (signposted for Swimming Pool and rugby club) Number 32 lies on the left hand side.

The Property
Property forms a second floor flat located in a nice part of town with lovely views to the front. It has been recently decorated throughout in neutral tones and re-carpeted also. The communal close is well maintained, and a private stair with lockable door from the first floor leads up to this property making it very safe and secure. There is a shared garden to the rear with clothes drying facilities and area of patio etc. Viewing is essential to appreciate size.

Hallway
Decorated in neutral with white painted timber finishes and carpet flooring. Ceiling light and smoke alarm. Skylight and access hatch to roof space. Central heating radiator. Housed at high level is the electric meter and switchgear. White painted timber door leads to a shelved storage cupboard.

Dining Kitchen 3.69 x 3.98 (12'1" x 13'1")
Lovely bright room located to the rear. Double glazed windows. Decorated in neutral with tile effect vinyl flooring and timber finishes. Ceiling downlights and central heating radiator. White coving to ceiling. White painted timber louvre door leads to a large deep storage cupboard.
housing the recently fitted wall mounted combination boiler. Good range of white floor and wall units with granite effect work surfaces. Freestanding fridge freezer. Space for both a dishwasher and washing machine (both included in sale.) Housed behind a unit is also space for a small tumble drier. Tiling to splashback areas. Single bowl stainless steel sink and drainer with mixer tap. Recently fitted integrated electric oven and matching four ring gas hob with extractor located above. Ample space for table and chairs. Telephone point.

**Sitting Room 5.59 x 3.88 (18'4" x 12'9")**
Lovely spacious room with double glazed windows overlooking the front with nice open views. Decorated in neutral tones with carpet flooring. White painted timber finishes. Ceiling light and central heating radiator. Space for small table and chairs if so desired. TV aerial point. Main focal point of the room is the timbre fire surround with electric stove set upon.

**Shower Room 1.66 x 3.05 (5'5" x 10'0")**
Decorated in neutral tones with timber effect vinyl flooring and white painted timber panelling to half height on one wall and aqua panelled to half height on the other wall. Ceiling light and central heating radiator. Comprises of three piece white suite of shower enclosure, WC and wash hand basin. The shower enclosure is aqua panelled to full height and houses a chrome shower run off the boiler.

**Master Bedroom 3.94 x 3.67 (12'11" x 12'0")**
Double glazed window overlooking the rear. Decorated in neutral with white painted timber finishes and neutral carpet flooring. Ceiling light and central heating radiator. White painted timber door leads to wardrobe. TV aerial point and telephone point.

**Bedroom 2 2.87 x 3.91 (9'5" x 12'10")**
Another good sized double room located to the front with double glazed window. Decorated in neutral with carpet flooring and white painted timber finishes. Ceiling light and central heating radiator. TV aerial point.

**Bedroom 3 2.71 x 2.86 (8'11" x 9'5")**
Smaller single sized room located to the front with double glazed window. Decorated in neutral with carpet flooring and white painted timber finishes. Central heating radiator and ceiling light.

Shared rear drying area mainly paved and chipped with clothes drying facilities and bounded by timber fencing. There is ample unrestricted on street parking to the front of the property.
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.