17/4 Mansfield Road, Hawick

Viewing is recommended of this spacious one bedroom first floor flat in a quiet residential area of the town, just a short flat walk to the town centre and local amenities. Presented for sale in immaculate decorative order benefitting from a newly installed gas boiler (with an additional 5 year warranty) and double glazing.

• HALLWAY • SITTING KITCHEN • LARGE DOUBLE BEDROOM • BATHROOM • GAS CH • D/G • INTEGRATED OUTHOUSE SHARED REAR GARDEN • EPC RATING C •

OFFERS IN THE REGION OF £49,995

PRICE REDUCTION
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, turn left at the roundabout by the Leisure Centre on Mansfield Road and the property lies on the left hand side.

THE PROPERTY
Beautifully presented first floor flat with well proportioned living accommodation, an ideal first time buy, buy to let or downsizing opportunity.
The flat is bright and airy and has been freshly decorated throughout in neutral tones.
The gas boiler was installed in October 2014 with a 5 year warranty. Two new double glazed windows were also installed at the same time in the sitting room and bedroom.
In the well kept communal close is a private outhouse and also a shared rear garden with coalhouse and clothes drying facilities.

The property is entered via a solid timber door into the entrance hall. Decorated in neutral patterned wallpaper with carpet flooring. Ceiling light. Smoke alarm. Housed at high level in a timber unit is the electric meter and switch gear. A timber panel door in the hallway leads to a very large storage cupboard with the benefit of power and light and has shelving.

Kitchen 2.77 x 3.22 (9'1" x 10'7")
Accessed from the hallway via a timber and glazed door. Good size located to the front of the

**Living Room 4.42 x 3.60 (14'6" x 11'10")**
Bright room located to the front of the property with a large newly installed double glazed window providing lovely river views. Decorated in neutral tones with a feature wall in patterned wallpaper and dark laminate flooring. Edinburgh shelved press with gas meter. TV aerial point and wired for SKY. Wall mounted electric fire. Central heating radiator. Attractive ceiling light fitting.

**Double Bedroom 3.33 x 4.90 (10'11" x 16'1")**
Large room located to the rear of the property with a newly installed double glazed window. Central heating radiator. Ceiling light. Neutral carpet flooring. Decorated in neutral colours with a feature wall in patterned wallpaper and cornicing to ceiling. Ample space for bedroom furniture. In a cupboard is the newly installed gas boiler which has a five year warranty.

**Bathroom 1.50 x 3.66 (4'11" x 12'0")**
Located to the rear of the property with a double glazed opaque window. Comprises of 3pc white suite of wash hand basin, WC and bath. Chrome shower located over the bath which runs off the boiler. Tiled around the bathing area in a black tile. The remainder is decorated in neutral patterned wallpaper with vinyl flooring. Chrome heated towel rail. Ceiling spotlights. Ceiling vent.

**SALE DETAILS & OTHER INFORMATION**

**Fixtures and Fittings**
Carpets/floor coverings, light fittings, curtains and blinds 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, 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.