



BANNERMANBURKE

PROPERTIES LIMITED



18/5 Mansfield Road, Hawick, TD9 8AB

Viewing comes highly recommended of this extremely spacious double upper three bedroom flat in Mansfield Area of the town, just a short walk to the town centre and all local amenities. Presented for sale in neat and tidy order benefitting from gas central heating and double glazing. Ideal first time buy or family starter home. Shared garden to the rear.

- HALLWAY
- SITTING ROOM
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- GAS CH AND DG
- SHARED GARDEN TO REAR
- EPC RATING D

OFFERS IN THE REGION OF £57,000

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.

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

This flat is of a very generous size with sitting room, kitchen and bedroom 3 located on the lower level and two further large double bedrooms and bathroom on the upper level. Ideal first time buy or family starter home where a purchaser can add their own stamp to the property with some cosmetic upgrading. The property is in a well maintained close with garden to the rear offering clothes drying facilities and wheelie bin storage.

Entrance Hall 7'1" x 20'2" (2.16 x 6.14)

The property is entered via timber door into a large hallway which is decorated in neutral tones with vinyl flooring. Central heating radiator, ceiling light and smoke alarm. Large understair storage cupboard with gas meter. Window to the front. Electric meter and switchgear are located at high level in a timber unit. Two glazed ceiling lights. Wide carpeted turning staircase leads to the first floor level.

Sitting Room 13'3" x 11'0" (4.05 x 3.36)

Located to the front with double glazed window. Decorated in neutral tones with a feature wall in patterned wallpaper. Carpet flooring. Central heating radiator and ceiling light. Fyffe stone fireplace with gas fire set upon and marble effect hearth. TV aerial point.

Kitchen 6'4" x 11'2" (1.92 x 3.40)

Located to the rear of the property with a double glazed window. Galley style kitchen with floor and wall mounted units with marble effect worksurfaces. Space for fridge freezer and freestanding gas cooker. Timber lining to ceiling and ceiling strip lighting. Single bowl sink and drainer. Space and plumbing for a washing machine. Tiled to some areas in a white tile. Central heating radiator and vinyl flooring.

Bedroom 3/Dining Room 11'3" x 15'4" (3.43 x 4.68)

Good sized room located to the rear with double glazed window. Decorated in neutral tones with carpet flooring. Central heating radiator and two ceiling lights. Cornicing to ceiling. Shelved press.

Upper Landing 3'11" x 9'9" (1.20 x 2.98)

Accessed via carpeted turning staircase from the entrance hall. Double glazed windows to the front. The landing is a good size and has two large storage cupboards. Glazed ceiling light and smoke alarm.



Double Bedroom 13'3" x 11'3" (4.05 x 3.42)

Double room located to the front with double glazed windows. Lovely views. Decorated in neutral tones with a feature wall in patterned wallpaper. Central heating radiator and ceiling light. Built in wardrobes for additional storage.

Double Bedroom 11'4" x 11'1" (3.45 x 3.38)

Located to the rear of the property. Double room with double glazed windows. Built in wardrobes. Decorated in neutral tones with feature walls in pink patterned wallpaper. Central heating radiator and ceiling light. Telephone point.

Bathroom 7'4" x 7'4" (2.23 x 2.23)

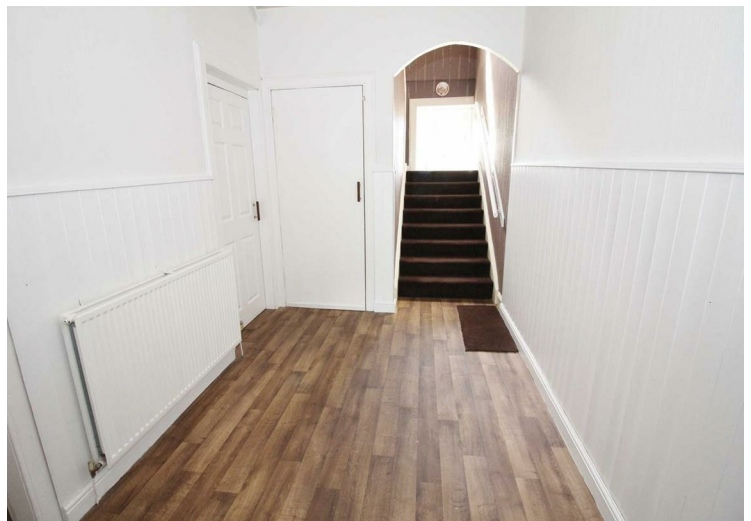
Located to the rear of the property with double glazed windows. Comprises of a three piece suite of wash hand basin, WC and bath. Tiled around the bathing area in a blue tile. Central heating radiator. Ceiling light fittings. Vinyl flooring. Triton electric shower located over the bath.

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.



Directions

Entering Hawick on the A7 from the North come down Wilton Hill and turn left onto Mansfield Road.

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.



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