



BANNERMANBURKE

PROPERTIES LIMITED

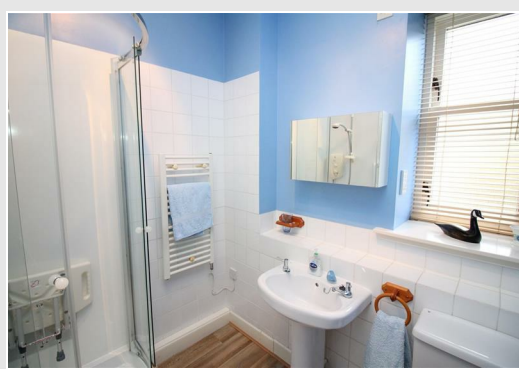


5 Mansfield Mill House, Hawick, TD9 8AY
Offers In The Region Of £60,000



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- ENTRANCE HALL ▪ SITTING ROOM ▪ BREAKFASTING KITCHEN ▪ DOUBLE BEDROOM ▪ SHOWER ROOM ▪ ELECTRIC HEATING ▪ DOUBLE GLAZING ▪ PRIVATE PARKING AND SECURE ENTRY SYSTEM ▪ WELL TENDED PATIO AREA ▪ EPC RATING C

We are delighted to bring to market this bright first floor one bedroom flat in the lovely converted mill building of Mansfield Mill House. Offered for sale in very good decorative order with high ceilings, double glazed sash and case windows and light and bright rooms. Benefits from a secure entry phone system and private residents parking to the rear. To the side of the building is a well tended shared patio area. Ideal first time buy, downsizing opportunity, buy to let investment or holiday home.

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.

Travel

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

Viewing comes highly recommended of this lovely, very well maintained first floor one bedroom flat, located in a secure entry building, just a short

walk to the town centre and all local amenities. Accessed from the rear of the building and up to the first floor level where two properties can be accessed. The hallway is a good size with a large cupboard providing good storage. Access from here is to the sitting room, double bedroom and bathroom. The sitting room is located to the front of the building where large double glazed sash and case windows allow in lots of natural light and the high ceilings provide a spacious feel. The main focal point of this room is the timber fire surround with marble back and hearth and electric fire inset. Access to the breakfasting kitchen from here which is located to the rear of the property. Good range of floor and wall units in white with ample timber effect work surfaces and large breakfast bar area with stools. Space for an electric cooker and under counter fridge and space and plumbing for a washing machine.

The light and airy double bedroom is located to the front with large sash and case double glazed windows again providing lots of natural light. Decorated in neutral tones with carpet flooring and electric heater. A built in wardrobe provides good storage with hanging and shelving. Access to the shower room is from the hallway and is located to the rear of the property with double glazed sash and case opaque window. Comprising of a 3pc suite of wash hand basin, WC and corner shower enclosure with electric shower. White heated towel rail and vinyl flooring.

Room Sizes

SITTING ROOM 3.27 X 4.31

BREAKFASTING KITCHEN 3.40 X 2.04

DOUBLE BEDROOM 2.80 X 4.00

SHOWER ROOM 1.90 X 2.10

Externally

There is ample private off street residents parking at the rear of the building along with a lovely large patio area to the side of the building.

Directions

Entering Hawick on the A7 from the North, travel down Wilton Hill and take a

left at the roundabout by Teviotdale Leisure Centre. Take the second left on to Mansfield Crescent and left again into the carpark for Mansfield Mill House. The secure entry door to the block is on the right hand side as you are looking at the building from the back.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water and electricity. There is a factor fee of approx £23 payable every month for maintenance of communal areas and roof fund.



Offers:

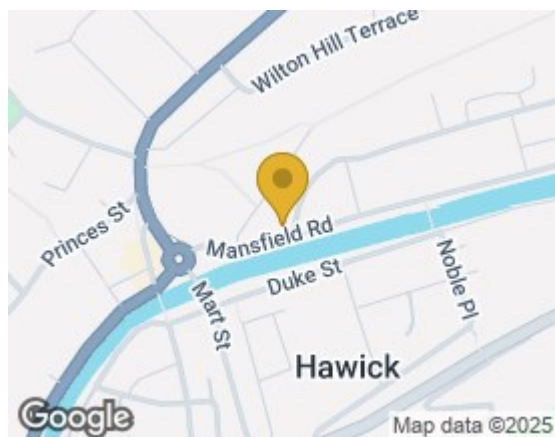
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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.

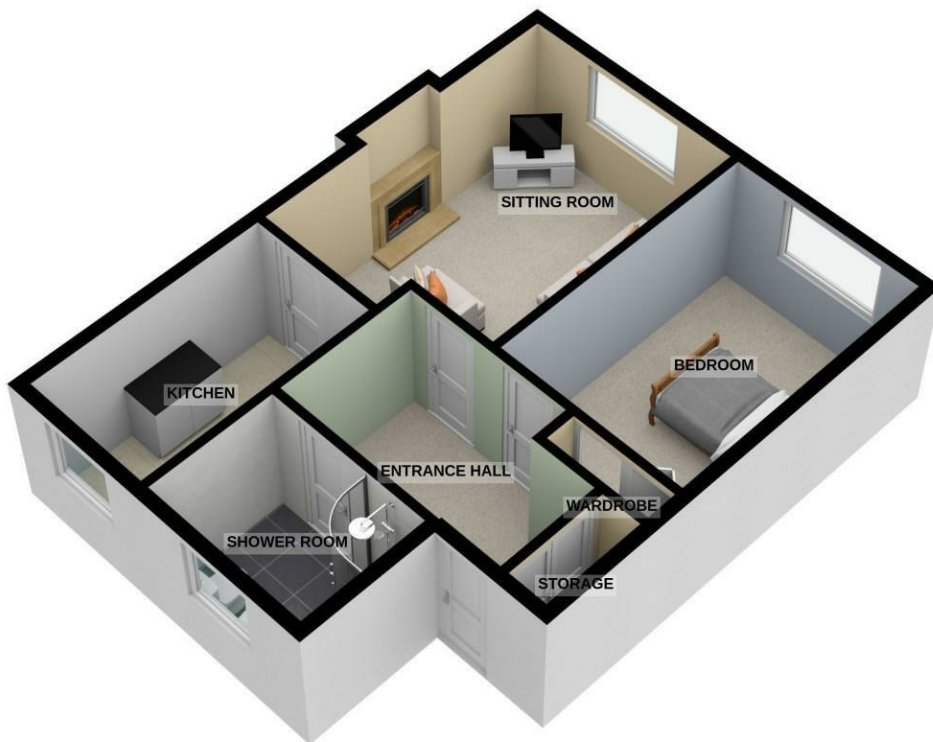
Notice:

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			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



5 MANSFIELD MILLS HOUSE, HAWICK

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