



# BANNERMANBURKE

PROPERTIES LIMITED

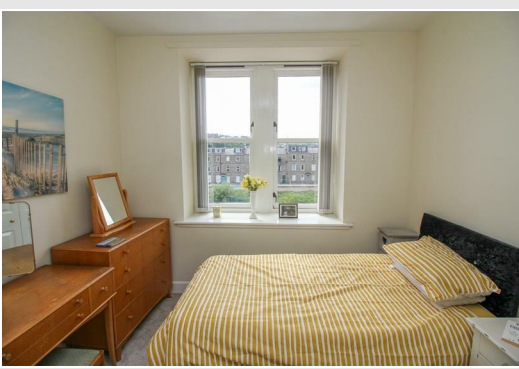


**6 Mansfield Mill House Mansfield Road, Hawick, TD9 8AY**  
**Offers In The Region Of £80,000**



# 6 Mansfield Mill House Mansfield Road, Hawick, TD9 8AY

## Offers In The Region Of £80,000



- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ BATHROOM ■ 2 DOUBLE BEDROOMS ■ SECURE ENTRY SYSTEM ■ PRIVATE PARKING ■ SHARED COURTYARD ■ EPC RATING C

We are delighted to bring to market this second floor two bedroom flat in the popular converted mill building of Mansfield Mill House. Offered for sale in good decorative order, this property is nice and bright thanks to the double aspect windows and high ceilings. Benefits from a secure entry phone system, private residents parking to the rear and double glazing throughout. This property would make an ideal first time buy, downsizing opportunity, buy to let investment or holiday home. To the side of the building is a well maintained shared patio, which is a lovely outside space.

### 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 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.

### 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

Entered via a secure entry system at the rear of the building, a communal stairwell leads up to the property which is located on the second floor. The L-shaped hallway benefits from a large cupboard which houses the water tank and provides storage. Access from here is to the sitting room, two double bedrooms and bathroom. The sitting room is a lovely bright room with double aspect views over the river and to the town and surrounding hills. Decorated in yellow with carpet to floor this room also provides access to the galley style kitchen which is located to the side and rear and again benefits from double aspect windows, which fill the room with light. Ample base and wall units in white and stainless steel sink with mixer tap. Cooker, microwave, fridge and washing machine are all included in the sale.

The two double bedrooms are of similar size, both decorated in neutral tones with carpet to floor. One bedroom is to the front enjoying nice views of the river and has a built in wardrobe. The second bedroom is to the rear with 2 large double glazed windows flooding the room with light. The free standing wardrobe in this room is included in the sale. The bathroom, located at the end of the hallway, comprises of 3pc suite of bath, wash hand basin and WC.

### Room Sizes

Sitting Room 3.28 x 4.05  
Kitchen 4.31 x 1.922  
Bathroom 1.68 x 2.07  
Bedroom 3.28 x 3.0  
Bedroom 3.57 x 2.12

## 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 onto Mansfield Crescent and left again into the carpark for Mansfield Mill House. The secure entry to the block is the door to the right as you are looking at the building from the back.

## Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings, light fittings as well as cooker, fridge, microwave and all furniture shown are included in the sale. TV and some personal items are excluded.

### Services

Mains drainage, water and electricity. Factor fee for the upkeep of the building and outside areas is £27 per month.



**Offers:**

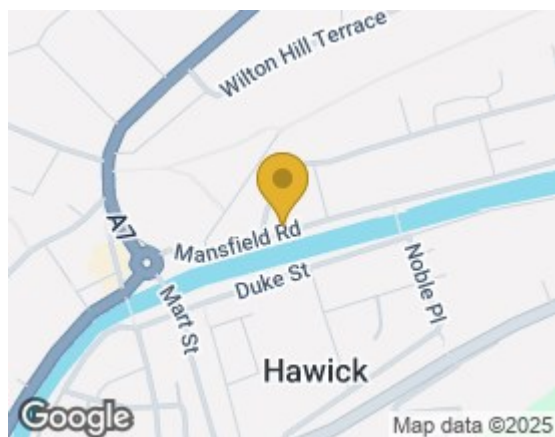
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

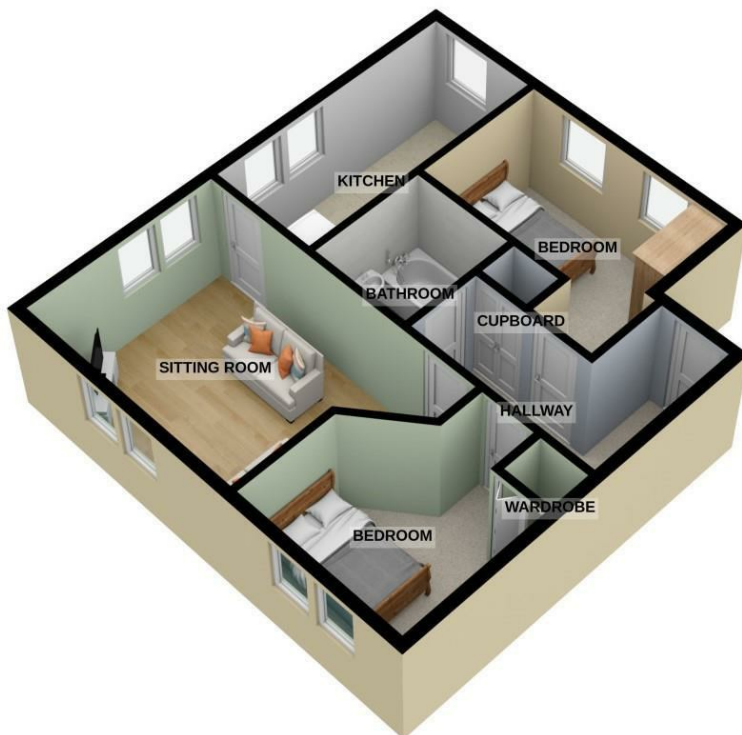
**Notice:**

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		71	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		66	65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



6 MANSFIELD MILLS HOUSE, HAWICK

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