

Hawick

Call 01450 372336



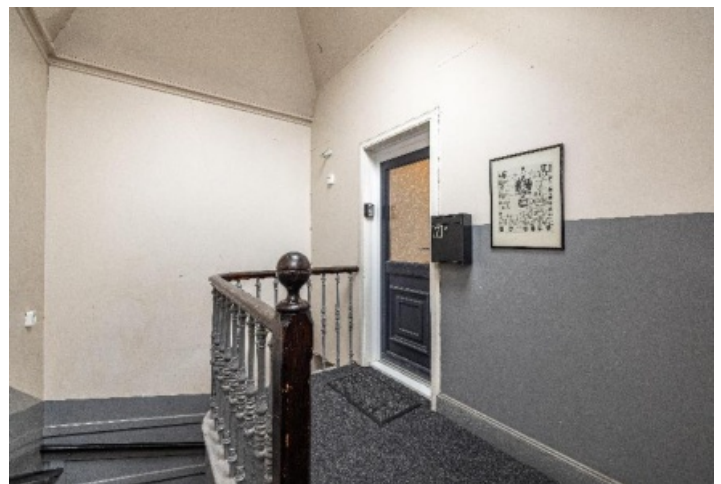
CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Mansfield Square

Hawick, TD9 8AH



Tucked away in a beautiful category C listed converted manse originally constructed in the mid 1800's - with the original house builder also being responsible for construction of Abbotsford, the home of Sir Walter Scott. 7 Mansfield Square is a well presented two bedroom first floor apartment offering a blend of timeless character and retro charm. The property itself is presented in move-in condition and is conveniently located just a short walk from the town centre, where all local amenities and transport links are readily available.



7 Mansfield Square

Hawick, TD9 8AH

Home Report Valuation
£100,000

EPC
C



Description

7 Mansfield Square is accessed via a secure and well kept communal staircase and the property itself is positioned on the first floor, with entry via the black UPVC front door. The living room is south facing and filled with and abundance of natural light, with a reading neuk/study positioned just off - perfect for those who require working from home capability. The family bathroom is tastefully decorated, with shower over bath, separate WC and wash hand basin with lovely vanity unit in grey. The breakfasting kitchen is fitted with a mix of wall and base units in neutral tones, with a very useful drop down table being a great use of the space. Both master and secondary bedrooms are situated at the rear of the apartment, ensuring a high degree of privacy. Externally, there is a shared driveway facility as well as private garden grounds which are laid to lawn, providing the purchaser with a blank canvas to landscape as desired.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services

Mains gas, electricity, water and drainage.

Location

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Viewings & Offers

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336. Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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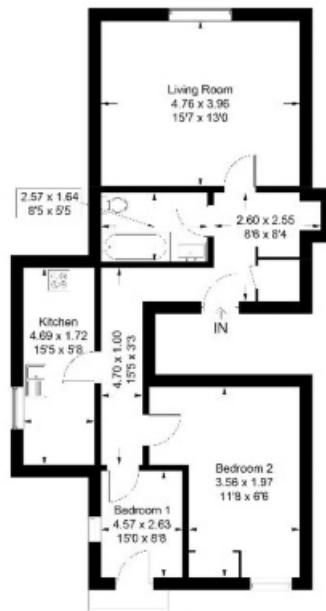
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7 Mansfield Square

Approximate Gross Internal Area = 64.8 sq m / 697 sq ft



First Floor

Illustration for identification purposes only; measurements are approximate.
NOT TO SCALE - 1:60000000 © (10/10/2017)

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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| | |
|-------------|-----------------------|
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.