

Hawick

Call 01450 372336



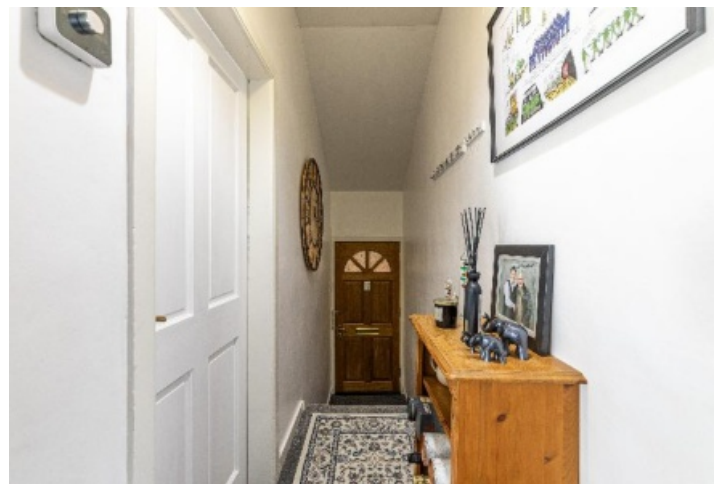
CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14 Mansfield Gardens

Hawick, TD9 8AN



14 Mansfield Gardens is a charming two bedroom upper quarter house conveniently located within easy reach of the town centre and all local amenities & travel links. Featuring modern fixtures and fittings, the property provides a fresh and contemporary feel and offers a move-in ready investment for the purchaser.



14 Mansfield Gardens

Hawick, TD9 8AN



Description

Accessed from street level via a small flight of steps, the property offers a most welcoming aesthetic and there is a real sense of space throughout. Internally, comprising of the modern fitted kitchen with integrated four hob gas cooker and recessed ceiling spotlights, well appointed living room, two double bedrooms, family bathroom with separate WC, wash hand basin and walk-in shower. The property has recently been redecorated by the current proprietors and has the benefit of a modern gas boiler and double glazing throughout. Externally, the property has the advantage of private front and back gardens, with the front covered by stone chippings for ease of maintenance. The rear garden is partly laid to lawn, and has the benefit of a timber shed with will be included as part of the sale.

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.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

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

Viewings & Offers

Viewings are 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.

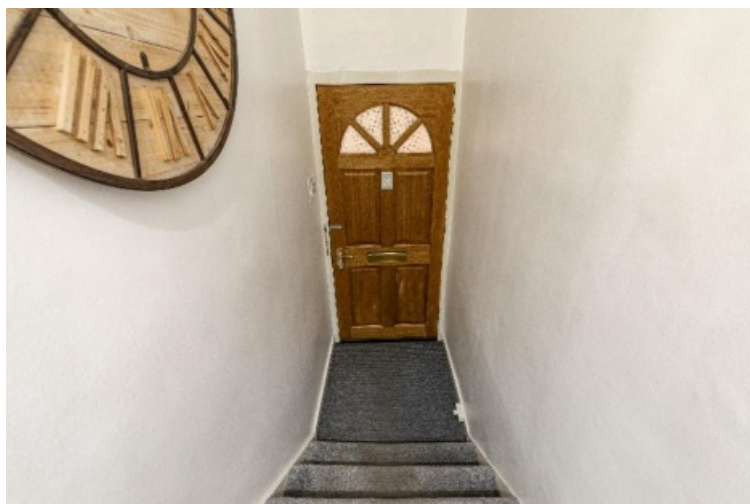
Home Report Valuation

£95,000

EPC
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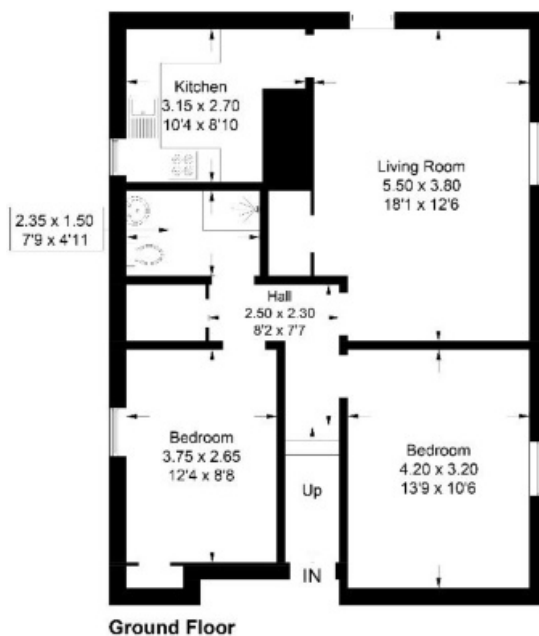
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14 Mansfield Gardens

Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



Ground Floor

Illustration for identification purposes only; measurements are approximate, not to scale. Forthright.co © (D118832)

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

Also At:
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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.