

**Hawick**

Call 01450 372336



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Kelowna

2 Mansfield Park, Hawick, TD9 8AL



Conveniently positioned just a short walk from the town centre and all local amenities and travel links, Kelowna is a well presented two bedroom detached bungalow with off-street parking, a single garage and low-maintenance garden grounds to the front, side & rear. The property is presented to the market in good decorative order throughout and would be ideally suited to those seeking ground floor living accommodation in a central location.





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### Description

Internally, the property consists of the entrance vestibule, well proportioned sitting room, kitchen, two double bedrooms and the modern, well appointed shower room with walk-in shower, WC and wash hand basin & vanity unit. The property has the benefit of double glazing throughout as well as gas central heating via the combi boiler. Externally, there are low maintenance garden grounds which are formed in patio - the multi-vehicle tarmac drive provides ample off-street parking. Also of particular note is the single garage which provides further parking or storage opportunities.

### 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.

### Home Report Valuation | EPC

£150,000 | C

### Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

### Offers

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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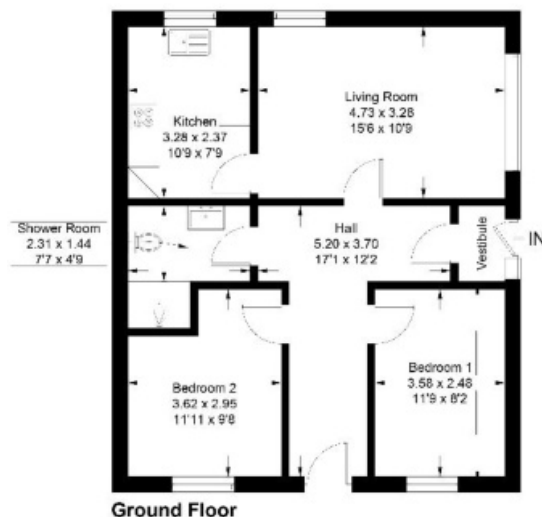






### Kelowna

Approximate Gross Internal Area = 63.0 sq m / 678 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtobe.co © (010105478)

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

Also At:

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Annan,	Tel 01461 202 866/867
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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.