

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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23 Mansfield Mill House

Hawick, TD9 8AY

Guide Price £70,000



A bright and well proportioned one bedroom top floor flat, situated within an attractive converted property in a popular area of Hawick, within easy reach of local shops and amenities. The property itself is presented in move in condition throughout and forms an ideal opportunity for a first time buyer or investor. Externally, there is a shared patio area together with resident's parking.



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Accommodation:
Communal Entrance and Stairs
Entrance Hallway
Lounge
Kitchen
Double Bedroom with built in storage
Bathroom

Outside:
Shared patio area
Resident's Parking



Description

The internal main door opens up into the entrance hallway, where all accommodation is conveniently accessible. The lounge is bright and very well proportioned, with dual aspect windows allowing plenty of natural light into the room. Positioned off the lounge, the kitchen is fitted with a range of wall and base units together with a handy breakfast bar. The double bedroom offers comfortable accommodation and has the benefit of a storage cupboard. Completing the interior is a well appointed bathroom, fitted with an electric shower over the bath. Externally, the property benefits from a shared patio area together with ample resident's parking.

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 electricity, water and drainage.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. The white goods, the bed, the sofa and chair and also the wooden furniture in the property may also be included.

Viewings and Offers

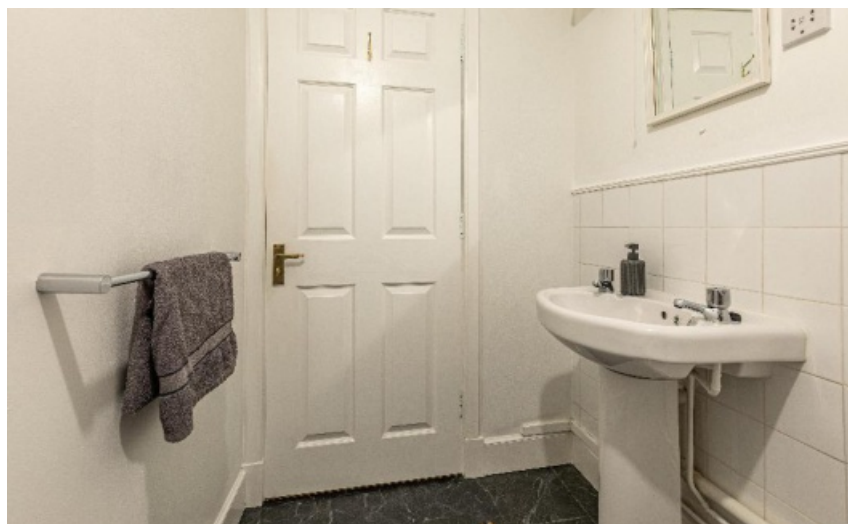
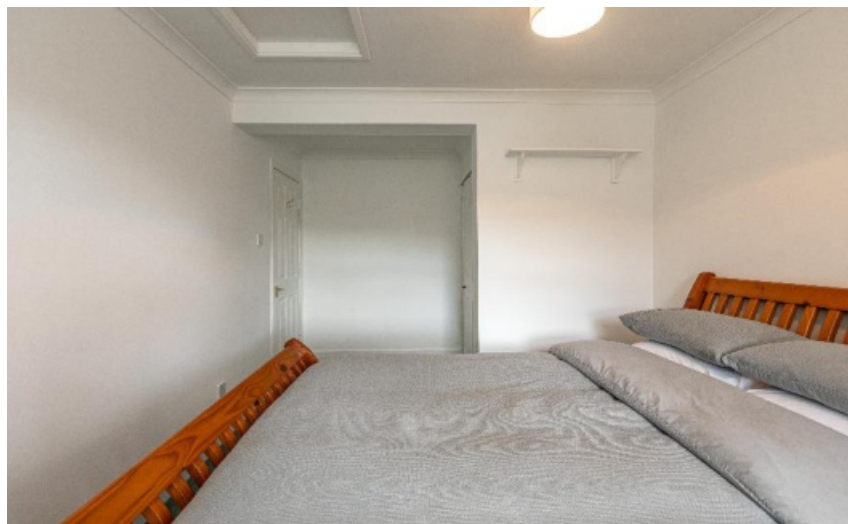
Viewings are strictly by appointment with the Selling Agent. Offers should be submitted in proper legal form to the Selling Agents. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer

EPC

C

Council Tax

A



Interested in this property? Call 01450 372336

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Hawick, TD9 9BU
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Fax: 01450 377463
Email: hawick@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 47.5 sq m / 511 sq ft

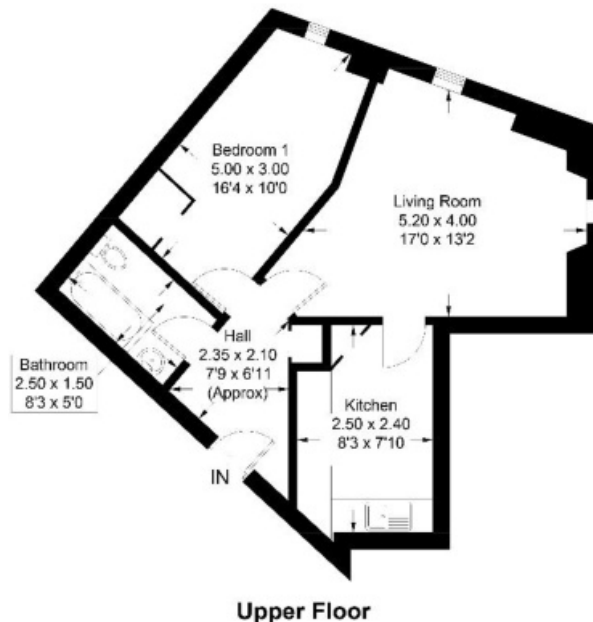


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlets.co.uk (013276909)

Full members of:



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.