

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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9 Mansfield Mill, Hawick, TD9 8AY



Beautifully renovated around a year ago, 9 Mansfield Mills is a delightful one-bedroom apartment in the heart of Hawick, where no expense has been spared. Finished to an exceptional standard, the property showcases solid oak flooring, granite worktops, and a host of high-quality fixtures and fittings throughout - offering an exciting opportunity for first-time buyers or those seeking to downsize in style.

Occupying the top floor of a three-storey block, the apartment provides generous, well-planned accommodation comprising a welcoming entrance hallway, bright lounge, breakfasting kitchen, and modern shower room, complemented by excellent storage throughout. Tastefully decorated and presented in turnkey condition, the space exudes warmth and character - ideal for anyone looking for a low-maintenance, move-in-ready home.

Externally, residents enjoy a shared patio area, a private allocated parking space, and plentiful on-street parking nearby, all within easy reach of Hawick's shops, cafés, and amenities.

Viewings are considered essential to fully appreciate the quality and finish on offer.

9 Mansfield Mill House, Hawick, TD9 8AY

Approximate Gross Internal Area = 47.0 sq m / 506 sq ft

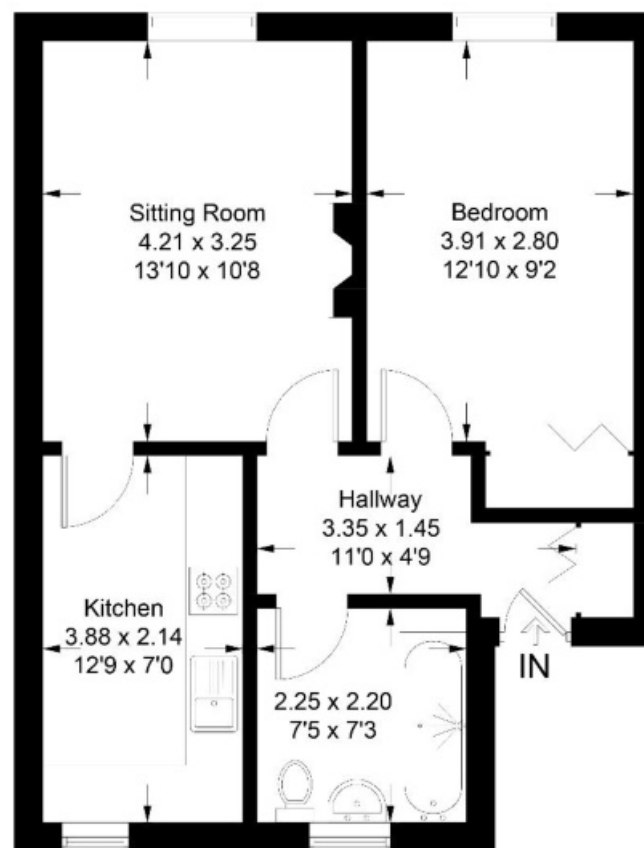


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331191)

Situation

Hawick, located in the heart of the Scottish Borders, offers easy access to Edinburgh via the A7 and A68, as well as the Waverley Rail Link to Tweedbank, making it an attractive option for commuters. The town combines a quieter pace of life with affordable housing, while providing a range of shopping, leisure, and recreational facilities. Surrounded by stunning scenery, it's ideal for outdoor enthusiasts and those seeking a community rich in history and tradition.

Home Report Value | EPC

£70,000 | EPC: B

Services

Mains electricity, water and drainage.

Fixtures and Fittings

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

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.

Interested in this property?
Hawick
Call 01450 372336

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
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
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.