



BANNERMANBURKE

PROPERTIES LIMITED



9 Mansfield Mill House, Mansfield Road, Hawick, TD9 8AY
Offers In The Region Of £65,000



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- SITTING ROOM
- BREAKFASTING KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- STORAGE
- ELECTRIC HEATING
- AMPLE RESIDENTS PARKING
- SECURE ENTRY PHONE SYSTEM
- WELL MAINTAINED COURTYARD AND SEATING AREA
- EPC RATING C

****CLOSING DATE SET - FRIDAY 4TH APRIL 2025 @ 12PM**** Stunning top floor one bedroom flat in the ever popular converted Mansfield Mill building with secure entry system and ample private parking. Offered for sale in immaculate order with beautiful high quality kitchen and bathroom fittings and tasteful décor boasting solid oak flooring and worktops and granite breakfast bar. Located a very short walk to the town centre and all local amenities and benefits from a well maintained courtyard and seating area. Ideal first time buy or lock up and leave property.

The Town

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Travel

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

This stunning flat is a must see. Entered from the rear of the building via a secure entry system into a very well presented communal hallway that leads to the top floor. A timber door provides access into the welcoming hallway with solid oak flooring and cupboards for storage. Access hatch to the roof space. The sitting room is located to the front with double glazed window providing lovely views. Decorated in lovely neutral tones with solid oak flooring. The main focal point of the room is the sleeper mantle set over a log effect electric wall mounted fire.

The stunning kitchen is accessed from the sitting room and is located to the rear of the property with double glazed window. Good range of floor and wall mounted units in bottle green with solid oak work surfaces and granite breakfast bar with stools. Well equipped with integrated single electric oven and microwave, four burner induction hob and chimney style cooker hood. Space for a free standing fridge freezer and washing machine, integrated wine rack and solid oak flooring.

A bright double bedroom is located to the front of the property with double glazed window providing lovely river views. Decorated in fresh neutral tones with carpet flooring and built in wardrobes provide hanging and shelving.

Finally the impressive shower room is located to the rear of the property and comprises of double walk in shower enclosure with pressurised shower, wash hand basin with storage below and WC. Shower boarding to full height in wood effect within the

shower enclosure is a lovely feature along with Amtico luxury vinyl click flooring in wood effect, chrome heated towel rail, recessed ceiling light and opaque double glazed window.

Room Sizes

SITTING ROOM 4.20 x 3.30

KITCHEN 3.90 x 2.10

DOUBLE BEDROOM 3.95 x 2.80

SHOWER ROOM 2.00 x 2.00

Externally

There is ample private off street residents parking at the rear of the building along with a very well maintained large patio area to the side of the building and gated access to the front.

Directions

Entering Hawick on the A7 from the North, travel down Wilton Hill and take a left at the roundabout by Teviotdale Leisure Centre. Take the second left on to Mansfield Crescent and left again into the carpark for Mansfield Mill House. The secure entry door to the block is on the right hand side as you are looking at the building from the back.

Sales and Other Information

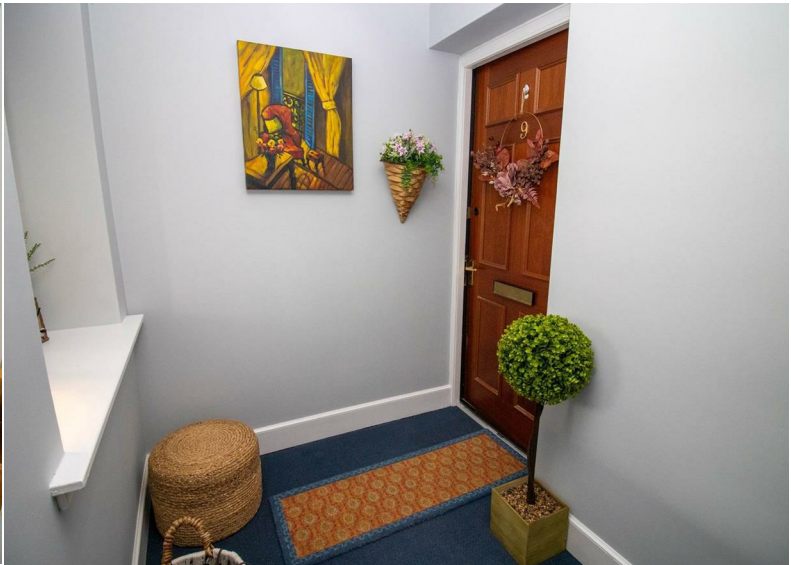
A factor fee of £23 is payable each month for maintenance of communal areas and roof fund.

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale. Other furniture available by separate negotiation.

Services

Mains drainage, water, electricity and secure entry phone system.



Offers:

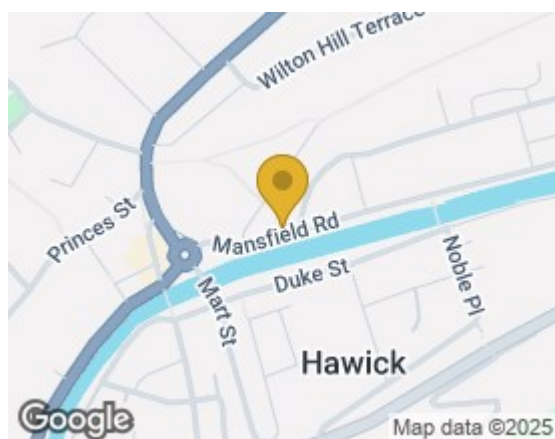
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

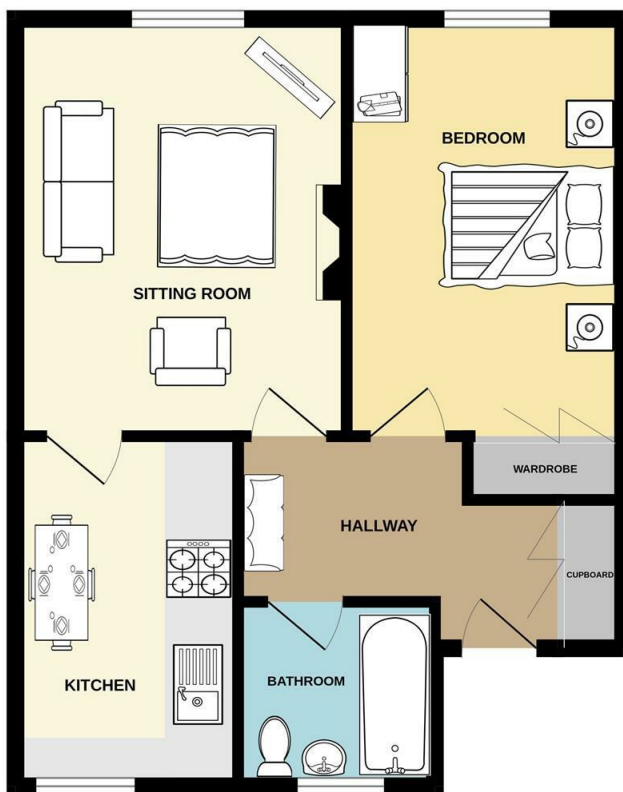
Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C		60	66
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Scotland		EU Directive 2002/91/EC	



9 MANSFIELD MILLS, HAWICK

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