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31B MANSFIELD ROAD, HAWICK TD9 8AR
ONE BEDROOM FIRST FLOOR FLAT WITH SHARED GARDEN

EPC:C
OFFERS OVER £50,000

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A deceptively spacious one bedroom, first floor flat extending to around 53m² and benefitting from views over the river Teviot and countryside beyond. In need of some slight modernisation, this quirky apartment boasts lovely high ceilings and cornicing, and would suit first time buyers or those looking to downsize. Currently being run as a successful holiday let, this apartment would also make an ideal rental investment and we would expect any prospective landlord to achieve around £350 PCM- a wonderful purchase for anyone looking to expand their portfolio.

Plenty of on-street parking is available to the side, whilst to the rear there is a very well-kept shared garden with drying green, ideal for catching the sunshine throughout the day. There is also a private storage cupboard in the communal close.

ROOM SIZES:

Lounge: 4.50m x 4.00m

Kitchen: 3.40m x 2.35m

Bedroom One: 4.65m x 4.45m

Bathroom: 2.30m x 2.00m

Mansfield Road is very conveniently located for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Wilton and Trinity Primary Schools are close by, as well as Hawick High School, offering an excellent degree of education. Hawick is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

EPC RATING: C COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, blinds, light and bathroom fittings.

SERVICES: Mains water, drains, gas and electricity. Double Glazing. Gas Central Heating.

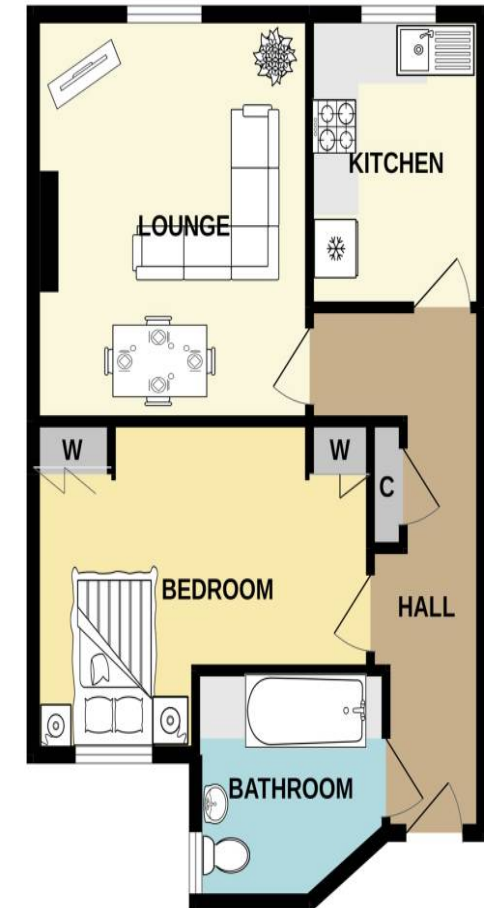
HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. 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 plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjooliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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