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**4/1 MANSFIELD CRESCENT, HAWICK, TD9 8AQ**  
**GROUND FLOOR TWO BEDROOM FLAT**

**EPC D**  
**OFFERS AROUND £39,995**

# 4-1 MANSFIELD CRESCENT, HAWICK, TD9 8AQ

## OFFERS AROUND £39,995



4/1 Mansfield Crescent is a cosy two-bedroom, ground floor flat close to the town centre and local amenities. This property would suit those looking to downsize or make a great rental investment and provides convenient ground floor access.

Entered via a well-kept shared close with the front door on the right-hand side, the hallway provides access to the majority of the accommodation. Located to the front are the two bedrooms. The master bedroom is of a good size and comfortably houses a double bed and bedroom furniture. The smaller room, a single, also has a window to the front and a large built in wardrobe. The bathroom is decorated in neutral and mainly tiled. It comprises of a three piece white suite of bath (with electric shower over,) wash hand basin and WC. Located to the rear is the spacious lounge where the newly installed boiler is located in a cupboard. This room overlooks the rear garden and is decorated in neutral tones. The lounge provides access to the breakfasting kitchen which has a range of timber floor and wall units, sink and spaces for a washing machine, cooker and fridge freezer.

To the rear there is a well-kept shared garden with drying green and a small patio area. There is a large outhouse shared amongst the owners in the block, as well as two smaller private outhouses. Plenty of on-street parking is available to the front.

The property 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 boasts a variety of shops and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. The award-winning Wilton Lodge Park with its varied facilities is a short walk away as is the Heritage Hub with cinema and cafe bar. The surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles away and offers a rail link to Edinburgh, which is ideal for city commuters.

**EPC:D COUNCIL TAX BAND:A**

### ROOM SIZES:

Lounge: 4.52 x 3.86

Kitchen: 3.35 x 1.77

Bedroom One: 2.81 x 4.20

Bedroom Two: 3.19 x 2.15

Bathroom: 2.54 x 1.63

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

**SERVICES:** Mains water & drainage, gas & electricity. DG. 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.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.propertywindow.com](http://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.

