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**16 MANSFIELD MILL HOUSE, MANSFIELD ROAD, HAWICK, TD9 8AY
THREE BEDROOM APARTMENT WITH RIVER VIEWS**

**EPC E
OFFERS AROUND £120,000**

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Early viewing is recommended of this extremely bright and well presented top floor three bedroom apartment with lovely open views to the front. Offered for sale in excellent order, the property benefits from electric heating, private resident's parking and secure entry phone system.

The property is entered via a well maintained shared entrance with secure entry system. All of the accommodation is accessed off the surprisingly spacious hallway which has excellent storage facilities with multiple cupboards. The lounge, situated to the front, is a beautifully light room decorated in neutral tones with complementary carpet flooring. The dining kitchen benefits from a range of white floor and wall units and has double glazed windows overlooking the rear of the property. There is space in here for a washing machine, electric cooker, dishwasher and freestanding fridge freezer. There is also a single bowl sink and space for a table and chairs.

The apartment has three well presented double bedrooms similarly decorated in a neutral colour palette with carpet flooring. The bedroom to the front has a range of fitted bedroom furniture. Completing the accommodation is the bathroom which comprises a three piece white suite of wash hand basin, WC and bath with electric shower over and a glazed shower screen.

Externally, the property has a private residents' car park.

ROOM SIZES:

Lounge: 5.00 x 3.63

Kitchen: 3.22 x 3.47

Bedroom One: 3.54 x 3.59

Bedroom Two: 4.09 x 3.88

Bedroom Three: 3.97 x 3.35

Bathroom: 2.42 x 1.74

LOCATION: The property is very conveniently located for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. 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. Wilton and Trinity Primary Schools are close by, as well as Hawick High School, offering an excellent degree of education. 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 E Council Tax:B

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

SERVICES: Mains water, drains and electricity. Double glazing and electric 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 as well as www.onthemarket.com, www.rightmove.co.uk 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.

