

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17f Mansfield Gardens, Hawick, TD9 8AN

OIRO £55,000

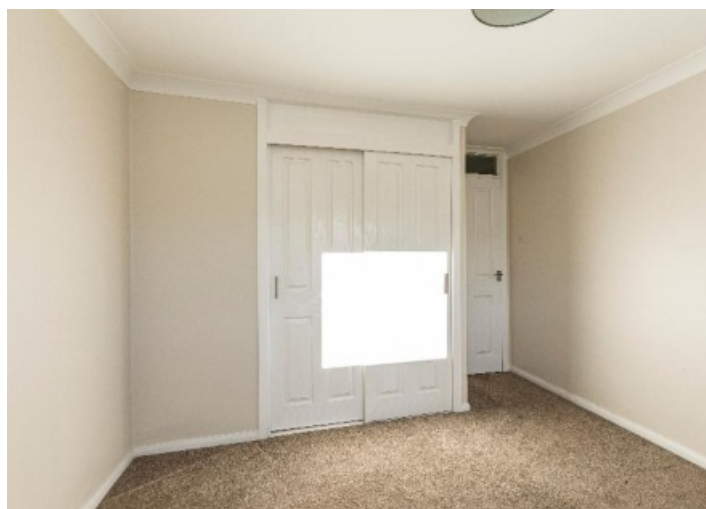


Deceptively spacious and enjoying a wealth of storage facilities throughout, 17F Mansfield Gardens would be the ideal purchase for the rental investor and is presented for sale with an existing tenant in situ, offering a gross 8% rental yield. Located on the top floor of a purpose built block, the one bedroom apartment internally comprises an entrance hallway, lounge, kitchen, bathroom and bedroom with built-in wardrobe. Decorated in neutral tones throughout, the property offers a successful lettings history and benefits from a well maintained communal garden to the rear and on-street parking. Viewings are considered essential to fully appreciate.

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Situation

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Fixtures and Fittings

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

Services

Mains electricity, water and drainage.

EPC

F

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.



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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.

Full members of:

