

Hawick

Call 01450 372336



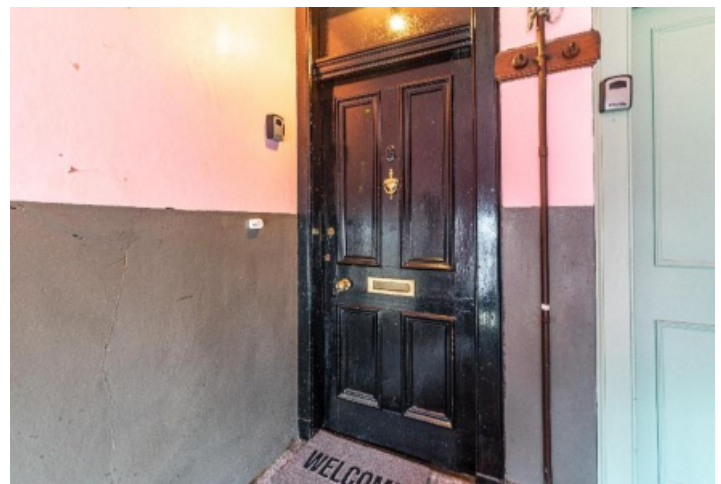
CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4/6 Mansfield Crescent

Hawick, TD9 8AQ



4/6 Mansfield Crescent is an immaculately presented second floor apartment located a short walk from the town centre and all local amenities. The property has been tastefully decorated throughout, benefitting from modern fixtures and fittings. Early viewing is considered essential to fully appreciate the quality of finish on offer within this beautifully looked after apartment.

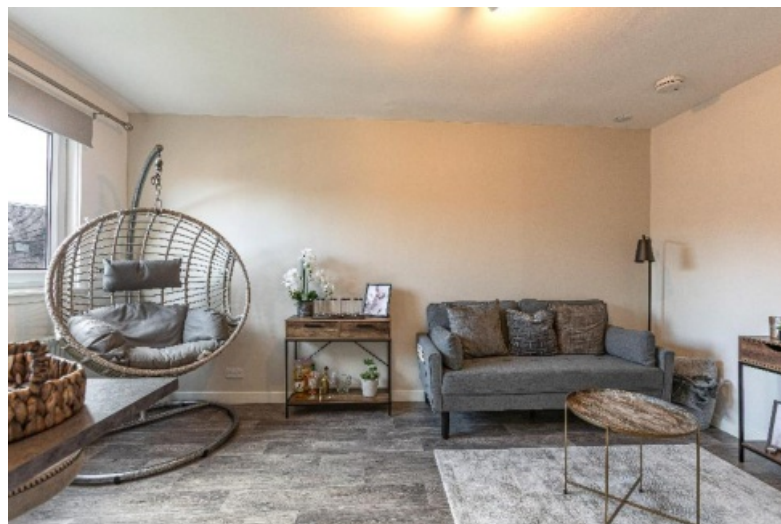


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Furniture Package

The seller will consider the sale of certain items of furniture by separate negotiation - please ask the agent for further details.



Description

Internally, the property extends to a comfortable ***sqm and consists of the entrance hallway, open plan kitchen/living area, master bedroom, second bedroom and the family bathroom. Externally there is a private utility cupboard pertaining to the property, which is home to the washing machine and combi boiler - installed approximately 1 year ago. Additionally, there is an area of communal garden grounds to the rear with plentiful parking being available at street level.

Location

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.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, light fittings, the freezer within the utility room and the fridge within the kitchen.

Viewings

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

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Home Report Valuation

£70,000

EPC

C

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31/35 High Street,
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Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Hawick,	Tel 01450 3723 36
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Langholm,	Tel 013873 80482
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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.