



## 1 Mansfield Mill House

Hawick, TD9 8AY



A Bright And Spacious Ground Floor Apartment, Offering So Much More Than Expected With A Tasteful Interior And Charming Period Features Such As High Ceilings, Bay Windows And Ornate Cornicing. This Is A Perfect Downsizer Opportunity With Residents Parking And Within Easy Walking Distance To Amenities And Transport Links





## I MANSFIELD MILL HOUSE

Situated on the banks of the River Teviot, I Mansfield Mill House was the show room and directors office for the former Mill and converted some 28 years ago. This particularly spacious, ground floor apartment with main door entrance, presents an ideal opportunity for someone seeking to downsize to easily maintained one level living which benefits from bright & generous room proportions throughout.

The main entrance door opens to an internal glass vestibule, hosting plenty of space for coats and shoes - which leads through to a large welcoming dining hallway. A surprisingly spacious lounge is at the far end which is full of character and personality, including high ceilings and ornate cornicing, with the feature windows allowing plentiful natural light. The breakfasting kitchen sits to the rear of the property and benefits plenty of wall and base cupboard units. Both bedrooms are accessed either side of the hallway, with the handsome master of particular note with its great proportions and internal storage space. A neutral bathroom comprises walk in shower, with WC and wash hand basin.

Externally, there is ample off street residents parking located to the rear of the building, a small seating area to the front of the apartment as well as a communal patio area.

## LOCATION

The property is ideally placed for easy reach to the town with all amenities and a good selection of shopping and local facilities. There is also easy access to Edinburgh via the A7 and the South to Carlisle via the A7 with good bus and road connections to all borders towns and surrounded by beautiful countryside with the hills. Local distances are 50 miles to Edinburgh, 30 miles to Carlisle, and 70 miles to Newcastle Ideal for walking and quiet roads for cycling. For golf enthusiasts there is also a well-regarded golf course

## ACCOMMODATION LIST

Main Door Entrance, Reception Hallway, Lounge, Kitchen, Two Double Bedrooms, Shower Room. Communal Patio Area, Residents Parking.

## HIGHLIGHTS

- Easily maintained accommodation
- Charming period features
- Generous room proportions
- Ideal for those seeking to downsize
- Residents Parking

## SERVICES

Mains electricity, water and drainage. Electric heating, double glazing.

## ADDITIONAL INFORMATION

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

Internal floor area approx. 84m<sup>2</sup>.

There is a Factoring Fee of £19.05 per month to residents association roof and building maintenance.

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating E

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £135,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.