



11 Mansfield Gardens

Hawick, TD9 8AN



2 bed



1 public



1 bath



A Well-presented Two Bedrooms Flat In Hawick, Featuring A Bright Interior, Private Gardens, And Excellent Potential For First Time Buyers Or Investors Alike.



11 MANSFIELD GARDENS

Nestled on the fringes of town, this well-presented two-bedroom flat in Hawick offers a fantastic opportunity for first time buyers or those seeking an investment. Featuring a spacious master bedroom with built-in storage, a second well-sized bedroom, and a neutral-toned kitchen and bathroom, offering a blank canvas. The interior benefits from a comfortable layout and plenty of natural light throughout. Externally, the home boasts a private front garden, a fully enclosed rear garden and access to a shared drying green, providing convenient outdoor space.

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 border 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.

HIGHLIGHTS

- Neutral Kitchen & Bathroom
- Well Appointed Accommodation
- Enclosed Rear Garden
- Shared Drying Green
- Ideal for First-Time Buyers or Investors.

ACCOMMODATION SUMMARY

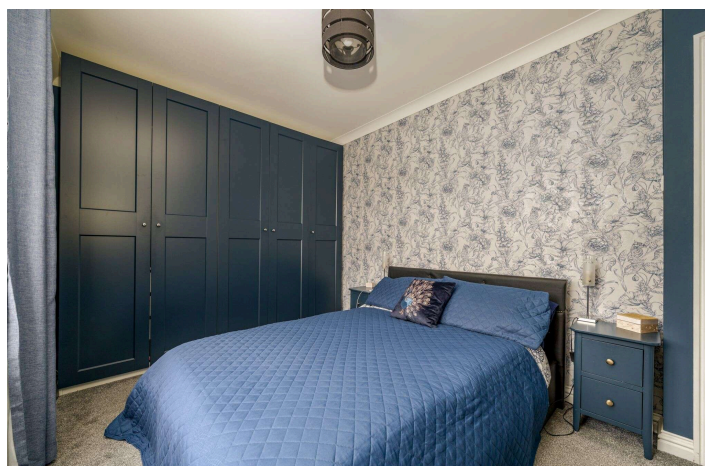
Entrance Hall, Living Room, Kitchen, Two Bedrooms, Bathroom.

SERVICES

Mains services, electricity, water, gas central heating.

ADDITIONAL INFORMATION

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



COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

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 or requested by email 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 In The Region of £82,500 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. 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.