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34/5 MANSFIELD ROAD, HAWICK, TD9 8AR
TWO BEDROOM SECOND FLOOR FLAT WITH SHARED GARDEN

EPC C
OFFERS AROUND £75,000

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34/5 Mansfield Road forms a deceptively spacious two bedroom, second floor flat. The property has been recently upgraded throughout and would suit a first time buyer or investor. Local amenities such as shops, swimming and library are a short walk away.

The property is entered via a well kept communal close leading to the second floor and there is a private storage cupboard. Once inside, a hallway offers access to all of the accommodation. There is an access hatch from the hallway with pull down ladder to a large attic with sky light. The lounge is a bright and spacious room with newly laid carpet floor covering and there is a pleasant view to the front over the River Teviot. The kitchen is decorated in a cool neutral tones with vinyl flooring. There are a selection of white floor and wall units and space for a cooker, washing machine and under counter fridge. There is also a single bowl stainless steel sink.

Both bedrooms have also been freshly decorated and overlook the rear of the property. Bedroom 2 has useful built in storage cupboards. Completing the accommodation is the three piece shower room which comprises a white suite of wash hand basin, WC and shower encloser with mixer shower.

Out with the property there is a well kept shared garden with drying green and an abundance of on street parking space nearby. There is also an external outhouse.

ROOM SIZES:

Lounge: 3.35 x 3.35
Kitchen: 3.35 x 2.30
Bedroom: 3.00 x 3.05
Bedroom: 3.85 x 2.00
Shower Room: 2.15 x 1.55

Mansfield Road is very conveniently located for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Wilton and Trinity Primary Schools are close by, as well as Hawick High School, offering an excellent degree of education. Hawick is a wonderful town steeped in a sense of history and tradition. Known as the 'Home of Cashmere', Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

EPC RATING: C COUNCIL TAX BAND: A

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

SERVICES: Mains water, drains, gas and electricity. Double Glazing. Gas Central 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. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com 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.

