



# BANNERMANBURKE

PROPERTIES LIMITED



## 18b Mansfield Gardens, Hawick, TD9 8AN

Offers In The Region Of £30,000



18B Mansfield Gardens would make an ideal rental investment. Conveniently located just a short, level walk from the town centre and local amenities, this ground floor flat offers good storage, access to a shared courtyard with clothes drying facilities, and ample parking to the front.



## The Property

Decorated in neutral tones throughout, the property is entered via a timber door leading into the hallway, which features two storage cupboards (one housing the hot water tank), a ceiling light fitting, and an electric storage heater. From here, there is access to the sitting room, bedroom, and shower room, with the kitchen accessed via the sitting room.

The sitting room faces the front of the property and benefits from a large double glazed window allowing in good natural light. The room also features carpet flooring, storage heater, and ceiling light fitting.

The kitchen is located to the rear and has a double glazed window. Fitted with a range of base and wall units, a stainless steel sink with mixer tap over, washing machine, freestanding cooker, and space for a fridge freezer. A pantry cupboard provides additional storage, while a further cupboard houses the electric meter and switchgear. The kitchen is finished with vinyl flooring and includes a smoke alarm.

The double bedroom features built in wardrobes offering good storage, carpet flooring, ceiling light fitting, storage heater and double glazed window. Finally the shower room comprises a shower, wash hand basin, and WC, along with an opaque double glazed window, wall mounted fan heater, and vinyl flooring.

## Room Sizes

SITTING ROOM 4.71 x 3.51

KITCHEN 2.09 x 2.90

BEDROOM 3.67 x 3.18

BATHROOM 1.70 x 1.96

## Externally

Ample communal parking to the front and side of the property along with a mutual drying green providing clothes drying facilities and communal bin store.

## Directions

What3words///crimson.skirting.recliner

Entering Hawick on the A7 from the North, continue down Wilton Hill and at the next roundabout, take a left onto Mansfield Road. Continue down Mansfield Road and take the third left onto Mansfield Gardens, the property lies on the right hand side.

## Sales and Other Information

### Fixtures and Fittings

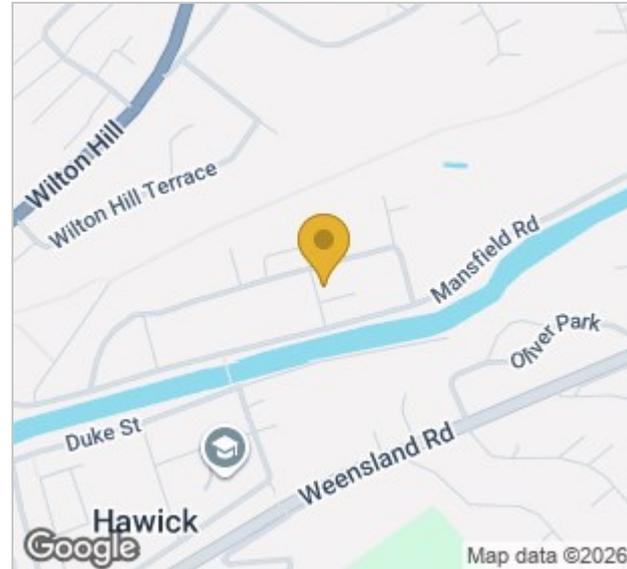
All carpets, floor coverings, white goods and light fittings included in the sale. Please note this property is sold as seen with no guarantees given for any fixtures, appliances or systems.

## Services

Mains drainage, water and electricity.

### Important:

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18b Mansfield Road (Ground Floor)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>64</b>
	<b>46</b>
<b>Scotland</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>86</b>
	<b>78</b>
<b>Scotland</b>	EU Directive 2002/91/EC