



BANNERMANBURKE

PROPERTIES LIMITED



6/1 Mansfield Road, Hawick, TD9 8AG

Offers In The Region Of £50,000



- SITTING ROOM
- BEDROOM
- ELECTRIC CENTRAL HEATING
- PRIVATE FRONT GARDEN
- PRIVATE OUTHOUSE
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- SOLD FULLY FURNISHED

We are pleased to offer for sale this fully furnished ground floor one bedroom flat with own front and back door, close to the town centre and all local amenities. Presented for sale in good order benefitting from double glazing and electric central heating, private front garden, communal rear garden and private outhouse. Would make an ideal downsize opportunity, buy to let investment or holiday home.

The Property

Entered from the front via double glazed door into a small vestibule leading to the accommodation. The entrance hall provides access to the double bedroom which is located to the front of the property with double glazed window. Neutral tones, carpet flooring and central heating radiator completes the space. The sitting room is located to the front with double glazed window providing nice river views. Decorated in neutral tones with carpet flooring and central heating radiator. The system for the electric heating is housed in a cupboard in this room. From here a door leads through to the kitchen, shower room and back hallway/utility room. The shower room comprises of 3pc suite of wash hand basin, WC and shower enclosure with electric shower inset. Tiled within the enclosure in a grey tile with vinyl flooring. A cupboard offers additional storage. The kitchen has a range of floor and wall units with integrated electric oven, hob and extractor fan, sink and drainer and a cupboard houses the fridge. Decorated in neutral tones with laminate flooring. From here there is access to the rear hallway which is currently used as a utility room with space and plumbing for a washing machine and has additional shelving and a central heating radiator. A door leads out to the rear garden which is shared with two other properties and a private outhouse provides additional storage.

Room Sizes

SITTING ROOM 4.30 x 3.66
 KITCHEN 3.32 x 1.24
 BEDROOM 4.32 x 2.04
 SHOWER ROOM 1.89 x 1.86

Externally

The property benefits from a private front garden, communal rear garden with clothes drying facilities and private integrated outhouse, located to the rear.

Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and at the roundabout, take a left onto Mansfield Road. The Property is located on the left hand side. What3Words location - poems.finer.blotchy

Sales and Other Information

Fixtures and Fittings

The property is sold fully furnished, including all appliances, white goods and furniture shown, however no warranties will be provided with regards.

Services

Mains drainage, water and electricity.

Important:

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