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8/1 MANSFIELD CRESCENT, HAWICK, TD9 8AQ
TWO BEDROOM GROUND FLOOR FLAT WITH SHARED REAR GARDEN

EPC D
OFFERS AROUND £65,000

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8/1 Mansfield Crescent is a cosy two-bedroom, ground floor flat close to the town centre and local amenities. This property would suit those looking to downsize or make a great rental investment/holiday home and provides convenient ground floor access. Located a short walk to Leisure Centre, Library and Morrisons.

Entered via a well-kept shared close with the front door on the left-hand side, opening into a hallway with doors off to most rooms and comprises a lounge with kitchen access off, a double bedroom with ample built-in wardrobes, a good sized second bedroom/office and a bathroom with mixer shower over the bath.

To the rear there is a well-kept shared garden with drying green and a private outhouse and larger shared wash house. In the close there is also a useful storage cupboard.

The property 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 boasts a variety of shops and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. The award-winning Wilton Lodge Park with its varied facilities is a short walk away as is the Heritage Hub with cinema and cafe bar. The surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles away and offers a rail link to Edinburgh, which is ideal for city commuters.

EPC:D COUNCIL TAX BAND:A

ROOM SIZES:

Lounge:3.62 x 3.96
Kitchen:1.92 x 2.33
Bedroom One:2.51 x 3.97
Bedroom Two:2.42 x 3.02
Bathroom:1.21 x 1.92

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, blinds, lights and bathroom fittings. White goods are also included and microwave

SERVICES: Mains water & drainage, gas & electricity. DG. 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.

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.

