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**31B MANSFIELD ROAD, HAWICK, TD9 8AR**  
**ONE BEDROOM FIRST FLOOR FLAT WITH SHARED GARDEN**

**EPC C**  
**OFFERS AROUND £50,000**

# 31B MANSFIELD ROAD, HAWICK, TD9 8AR

## OFFERS AROUND £50,000



31B Mansfield Road forms a deceptively spacious one bedroom, first floor flat. In need of cosmetic modernisation throughout, the apartment would suit a first time buyer or investor. Boasting high ceilings and coming throughout, the apartment is situated a stone's throw away from all local amenities.

The property is entered via a well kept communal close leading to the first floor where there is a private storage cupboard. Once inside, a small hallway offers access to all of the accommodation. The lounge is a bright and spacious room with plaid carpet floor covering. There is an electric fire here which creates a pleasing focal point and a shelved alcove for storage. The kitchen is decorated in a cool blue tone with matching tiled splashback areas and vinyl flooring. There are a selection of pine effect floor and wall units with a built in electric oven, gas hob and hooded extractor fan above. There is also a double bowl stainless steel sink. Both the lounge and kitchen overlook the front with pleasing views of the river Teviot. Situated to the rear is the double bedroom, which is decorated in neutral tone with ample built in storage. The bathroom completes the accommodation and comprises a white WC, freestanding sink and bath with overhead electric shower.

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

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.

### ROOM SIZES:

Lounge: 4.50m x 4.00m  
Kitchen: 3.40m x 2.35m  
Bedroom: 4.65m x 4.45m  
Bathroom: 2.30m x 2.00m

**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.

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**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.

