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10E MANSFIELD CRESCENT, HAWICK, TD9 8AQ
TOP FLOOR ONE BEDROOM FLAT - NEWLY REFURBISHED

EPC D
OFFERS OVER £65,000

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Having been newly renovated to a high standard with a modern and stylish finish, 10e Mansfield Crescent is a cosy one-bedroom, top floor flat close to the town centre and local amenities. This property would suit those looking for a low maintenance rental investment/holiday home and provides a bright open outlook to both sides. Located a short walk to Leisure Centre, Library and Morrisons.

The property is entered via shared close and is situated on the second floor. A bright hallway provides access to all of the accommodation. Situated to the front is the lovely and light open plan sitting room/kitchen. The living room area is decorated in fresh neutral tones and has practical timber effect flooring and ample space for couch and seating areas. The newly installed kitchen consists of a range of cream floor and wall mounted units with timber effect worksurfaces and a single bowl sink and drainer. There is space for an American style fridge freezer. Integrated appliances consist of a washing machine, oven and electric hob with chimney style cooker hood located above.

There is a spacious double bedroom located to the back of the property which is has cosy carpet flooring and neutral décor. The newly refurbished shower room comprises a stylish three piece suite of shower enclosure with electric shower, wash hand basin and WC.

Externally there is a chipped low maintenance shared garden and situated within the close is a private outhouse which has the benefit of power. 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.

ROOM SIZES:

Open Lounge/Kitchen: 5.60 X 2.85

Bedroom: 4.10 X 2.90

Shower Room: 3.00 X 1.30

EPC: D COUNCIL TAX BAND: A

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

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.

