

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 11 Mansfield Gardens, Hawick, TD9 8AN

**OIRO £90,000**



Presented in turnkey condition, 11 Mansfield Gardens is a highly attractive, upper floor quarter villa, located within an established residential area of Hawick. Boasting modern fixtures and fittings throughout, the two-bedroom apartment offers a wonderful opportunity to the first time buyer, investor or those looking to downsize.



# 11 Mansfield Gardens,

Hawick, TD9 8AN

OIRO £90,000



**Location:**

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

**Description:**

Previously having been reconfigured to provide the current layout, 11 Mansfield Gardens extending to a comfortable 57sqm internally and now comprises an entrance hallway, lounge, kitchen, principal bedroom with built in storage, family bathroom and a further smaller bedroom/home office. Externally, the charming apartment enjoys a private front and back garden, mostly comprising of stone chippings, patio and mature shrubs as well as an abundance of on street parking. Viewings are considered essential to fully appreciate.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

E

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**Home Report Value:**

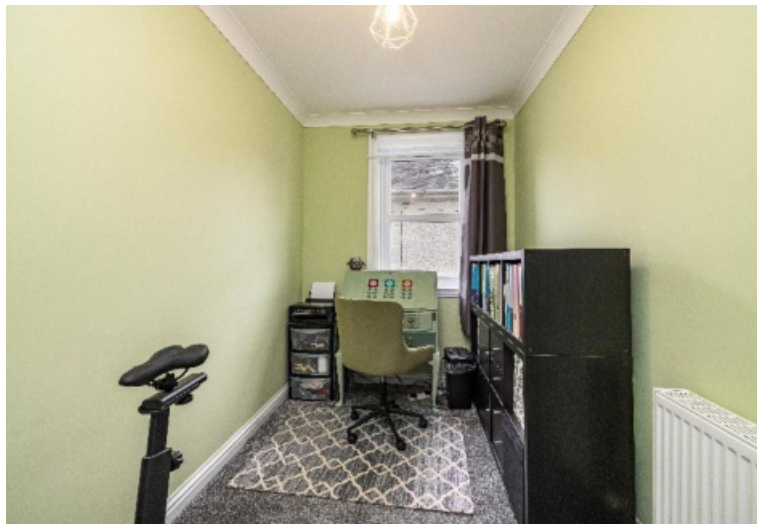
£90,000.00

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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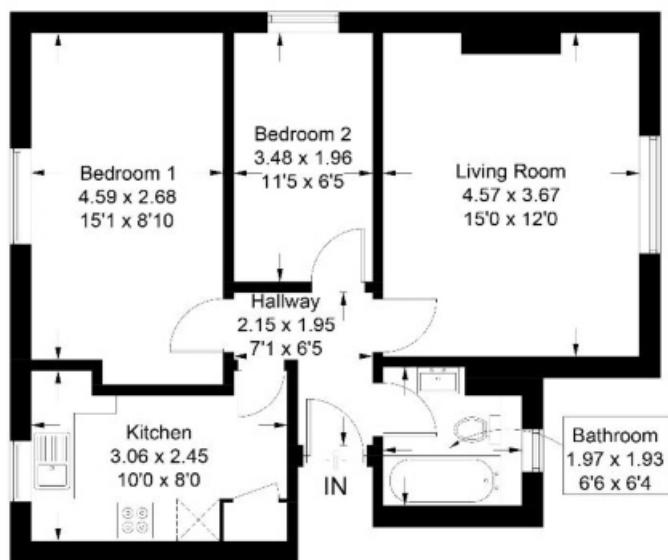
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### 11 Mansfield Gardens, Hawick, TD9 8AN

Approximate Gross Internal Area = 54.2 sq m / 583 sq ft



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com ? (ID1093243)

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Hawick, TD9 9BU  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.