



## 14 Mansfield Gardens Hawick TD9 8AN

Built around 80 years ago by the local authority, this purpose built first floor flat in a two storey block of four units. Constructed of cavity brick , externally rendered under a pitched slate roof.

The property is located in the Mansfield part of town, a quiet residential area, which is a flat walk to the town centre and has ample on-street parking.

The accommodation comprises; Entrance hallway, Living room (with enough room for dining table), recently new kitchen and shower room and two double bedrooms. In total around 65 SQM of living space.

Benefitting from new UPVC double glazing and GCH system with Vailant boiler. There is ample storage and a partially floored attic.

Decorated in neutral tones with modern floor coverings, it is presented in excellent cosmetic order throughout.

Outside there is an area of garden to the front, laid to chips and a larger garden to the rear with useful garden shed.

Great property for a young couple or first time purchase. Must be viewed to fully appreciate.

Guided tour & floorplan to follow.

### What we like about this property

Quiet Location, Presentation, Spacious, Gardens









Council Tax Band: A

EPC Rating: C

**Viewing:**

Strictly Via Jim Hay, 100% accompanied

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