



50 KINGSKNOWES VILLAGE, TWEED ROAD, GALASHIELS, TD1 3EU



- VESTIBULE
- HALL
- LOUNGE
- KITCHEN
- 1 BEDROOM
- WET ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- SHARED PARKING SPACES

PIKE &
CHAPMAN

36 Bank Street • Galashiels • TD1 1ER
t: 01896 752379 • f: 01896 754439
e: gala@pikeandchapman.co.uk

www.bordersproperty.co.uk

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DESCRIPTION

A one bedroom ground floor flat forming part of a two storey block containing eight residential units. It is in an immaculate condition with double glazing and electric heating throughout. The property is in a retirement village in an idyllic location on the outskirts of the town with beautifully landscaped grounds, and has been fully adapted for a person with mobility needs. Kingsknowes Village is about one mile from Galashiels town centre and the Transport Interchange with half hour train services to Edinburgh, and regular bus services to other parts of the Scottish Borders.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached via a mobility access ramp and opens into a vestibule. A second door opens into the hall off which sit the bedroom, lounge, wet room, and 2 built in storage cupboards.

LOUNGE

The lounge is spacious, and French doors overlooking the back garden, and a bay window overlooking the side of the property, allow in a generous amount of daylight to make it a bright and welcoming room. A second door in the lounge leads into the kitchen.

KITCHEN

The kitchen is spacious with laminate covered work surfaces on two sides of the room. An electric hob and oven, and stainless steel sink are integral to the floor mounted kitchen units, with dedicated spaces for white goods. The floor and wall mounted units provide ample storage, and a window overlooking the back garden allows in enough daylight to make it a bright and pleasant workspace.

BEDROOM

The double bedroom is spacious and the antiqued lead diamond effect three panel window overlooking the front garden area makes it a bright room. The room benefits from a spacious built in wardrobe unit with additional storage which extends across its whole width.

WET ROOM

The wet room has been designed for a person with limited mobility. It has a white suite of wash basin and toilet, with the walls fully covered with waterproof splash board and flooring. The room is equipped with a Mira electric shower under which is fitted a seat. An electric wall heater and heated towel frame are also fitted in the room.

OUTSIDE

The French windows in the lounge open onto a small private area of garden ground immediately at the back of the flat, with shared access to communal areas of lawn at the front, side, and rear of the property, and a visitors parking area.

SERVICES

A management/factoring fee of £103 per month is payable which covers buildings insurance, maintenance, repairs and maintenance to buildings and grounds and external window cleaning and decoration. An on-site warden and alarm service is also included, along with the up-keep of a shared residents' lounge.. The property also has the benefit of an entry phone security system. Alarm cords are fitted to all rooms and are connected to either the Warden or alarm company. Council Tax Band 'B'.

EXTRAS

All fixtures and fittings are included in the sale along with all fitted floor coverings and white goods. Other items of furniture may be subject to separate negotiation.

ENTRY

By arrangement with sellers.

HOME REPORT

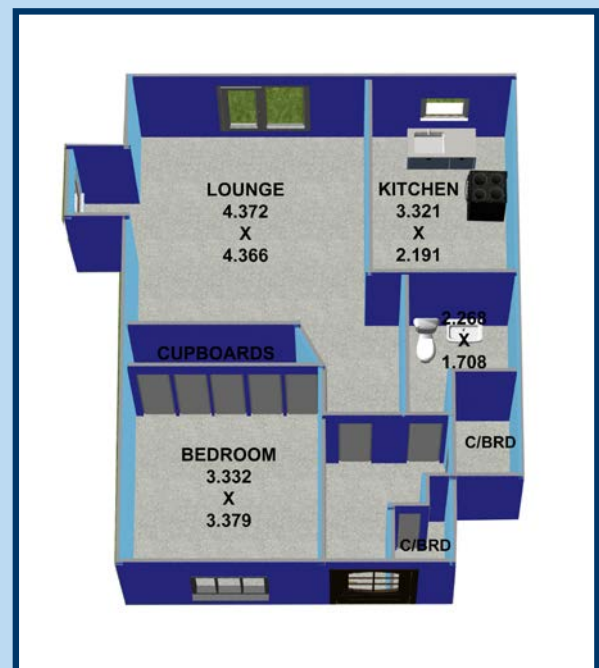
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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Solicitors

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espc

