

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 37 Knoll Park, Galashiels

TD1 2TF

**Guide Price £150,000**



37 Knoll Park is a deceptively spacious semi-detached family home, located in a popular modern development, set towards the outskirts of Galashiels, with good public transport links into the town centre & railway station. The property is presented in very good order throughout and benefits from many pleasing features, including a three bedrooms, three bathrooms, well-proportioned garden, garage and drive. Early viewing is essential.



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Hall  
Lounge  
Kitchen  
Downstairs WC  
Master Bedroom with En-Suite  
Two Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden  
Garage  
Drive



### Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures and Fittings

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

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Galashiels**  
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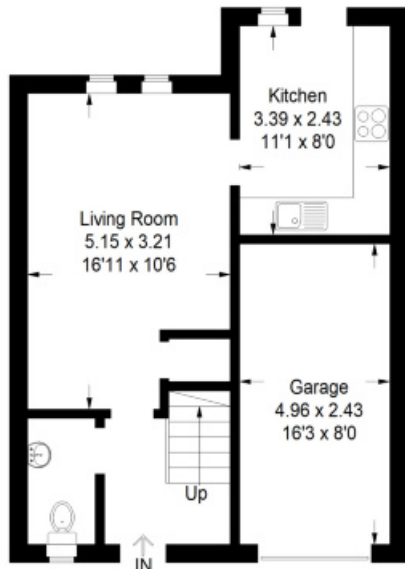
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
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Hawick, Tel 01450 3723 36  
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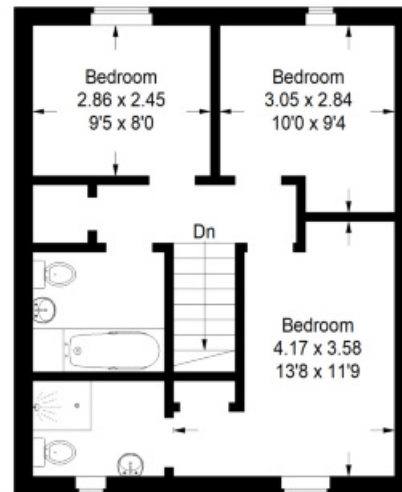


**37 Knoll Park, Galashiels**

Approximate Gross Internal Area = 76.3 sq m / 821 sq ft  
Garage = 12 sq m / 129 sq ft  
Total = 88.3 sq m / 950 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Full members of:



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.