



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



- VESTIBULE
- HALL
- LOUNGE
- KITCHEN
- 1 DOUBLE BEDROOM
- SHOWER ROOM
- OUTSIDE BALCONY
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS' PARKING BAYS

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DESCRIPTION

A one bedroom first floor flat in a purpose built retirement village where an on site Warden is in situ. As the property is in a retirement village, a condition of the purchase is that one of the occupants must be aged Fifty Five, or over. A monthly Factoring charge is payable. The property is in very good condition with double glazing and electric heating throughout. It is surrounded by immaculately maintained communal gardens, and dedicated residents parking bays are available. Additional parking for visitors is also available. It is only one mile to Galashiels town centre, shops, and the Transport Interchange with half hourly train services to Edinburgh. It is also close to 'bus stops in neighbouring Tweed Road, with regular services to the town centre. Galashiels is a main shopping centre in the Borders with a range of national and local brands.

ACCOMMODATION

ENTRANCE & HALL

The door is approached through the front garden area. It opens into a vestibule with a built in full length storage cupboard. Stairs lead up to a hall off which sit the lounge, bedroom, shower room, large built in storage cupboard, and outside balcony area which overlooks the front of the property. A telephone entry system governs entry to the flat.

LOUNGE

The lounge is spacious, and overlooks the gardens at the side and back of the property. Two large windows allow in generous amounts of daylight to make it a bright and welcoming room with views to the Eildon Hills. The lounge has capacity to accommodate a full dining table set. A second door opens into the kitchen. The telephone entry system is controlled from a unit fitted on a wall of the lounge.

KITCHEN

The kitchen is a bright, spacious, and functional work space which overlooks the gardens at the back of the flat. Light marble laminate covered work tops, with an integral stainless steel sink, run on three sides of the room. Floor and wall mounted units provide a generous amount of storage, with dedicated spaces for siting the electric cooker and white goods. A small breakfasting bar is also fitted in the room.

DOUBLE BEDROOM

This bright spacious double is entered off the hall. It overlooks the gardens at the front of the flat, and it benefits from a four door wardrobe with additional storage, which runs the entire length of the room.

SHOWER ROOM

The shower room is entered off the hall. It has a suite of wash basin, toilet, and walk-in shower cabinet, which is fitted with a Mira electric shower, shielded by a sliding glass door. All the walls in the room are fully tiled, and an electric wall heater, electric shaver point, and extractor fan are fitted in the room.

OUTSIDE

The flat is surrounded by immaculately maintained communal garden areas. A courtyard at the front of the flat has dedicated residents parking bays, and additional parking for visitors is also available. There is a resident on site Warden.

SERVICES

Mains water, drainage and sewage, double glazing and electric heating throughout. Telephone entry system, and emergency alarm pull cords in all rooms. Council Tax Band 'B'.

EXTRAS

All fixtures and fittings are included in the sale. The cooker and white goods, with the exception of the microwave oven, are included in the sale, but without guarantee.

ENTRY

By arrangement with sellers. Early entry available.

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.

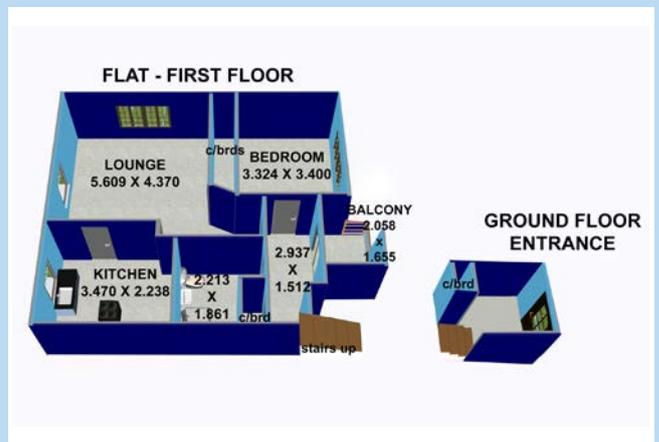


CLOSING DATE

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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