

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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70 Kingsknowes Village, Galashiels

TD1 3EU

Guide Price £125,000



Set in an idyllic location, set towards the outskirts of town, this is a beautifully presented two bedroom ground floor retirement apartment. Presented in immaculate order throughout, this particular property has the added benefit of an additional single bedroom and garage in addition to the generous lounge, kitchen, double bedroom & shower room. The property is surrounded by well maintained communal grounds, maintained by the resident warden, there is also a secure entry system & emergency alarms within the property, giving peace of mind. Kingsknowes Village offers exclusive housing for those 50 or over, who want to live independently, but as part of a welcoming community.



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Hall
Lounge with Patio Doors to Garden
Kitchen
Double Bedroom
Single Bedroom
Shower Room

Electric Heating
Double Glazing
Secure Entry System

Communal Garden Grounds
Garage
Resident Warden



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 and electricity. Electric heating, double glazing.

EPC

D

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

There is a monthly service charge of £135.10 which includes:

Services of site warden

Full alarm maintenance

Garden maintenance

Outside window cleaning and decoration

Communal electricity charges

Building insurance

Maintenance of paths

Heating and cleaning of residents lounge



Interested in this property?
Galashiels
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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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
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Approximate Gross Internal Area = 60.7 sq m / 653 sq ft

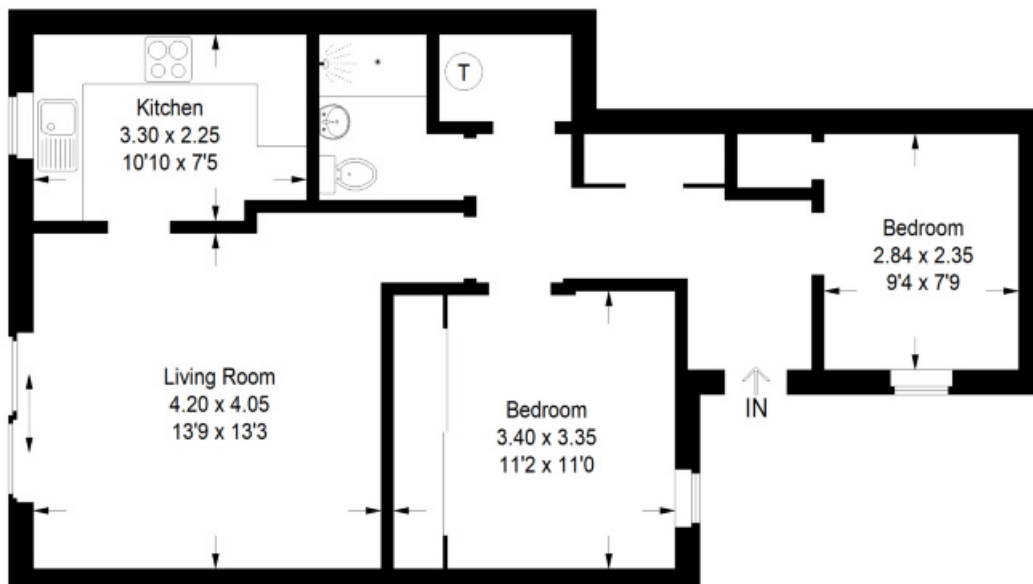


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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.