

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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63 Kingsknowes Village, Galashiels

TD1 3EU

Guide Price £125,000



Set in an idyllic location, towards the outskirts of town, this well appointed two bedroom first floor apartment is presented onto the market in good condition, tucked away in the corner of this pleasant retirement village. Accessed via a secure shared entrance, the property benefits from the lounge and kitchen being set to the rear enjoying a peaceful setting and lovely open outlooks. Both bedrooms are comfortable doubles and there is a well appointed shower room. There is also the added benefit of an external balcony which is accessed off the hallway; enjoying nice views over the pond and surrounding area. The property is surrounded by well maintained communal grounds, maintained by the resident warden, there is a secure entry system and emergency alarms within the property, giving peace of mind. Kingsknowes Village offers exclusive housing for those 50 and over, who want to live independently, but as part of a welcoming community.



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Accommodation:
Shared Communal Entrance
Hallway
Spacious Lounge
Kitchen
Two Bedrooms
Shower Room

Electric Heating
Double Glazing
Secure Entry System

Communal Garden Grounds
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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Factor Charge

There is a monthly service charge of approximately £176 per month 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.

Fixtures & Fittings

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

Services

Mains drainage, water, gas and electricity. Double Glazing. Electric Heating.

EPC Rating

D

Council Tax Band

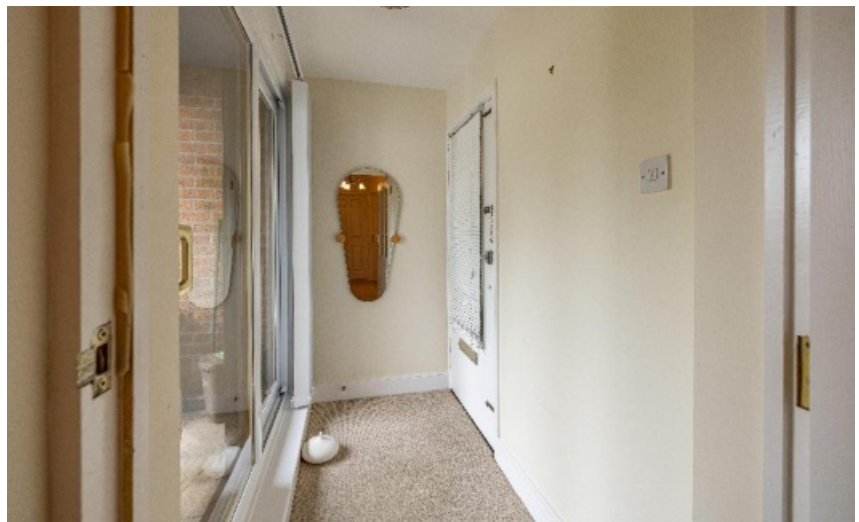
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Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



**Interested in this property?
Call 01896 758311**

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

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
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



63 Kingsknowes Village, Galashiels, TD1 3EU

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft

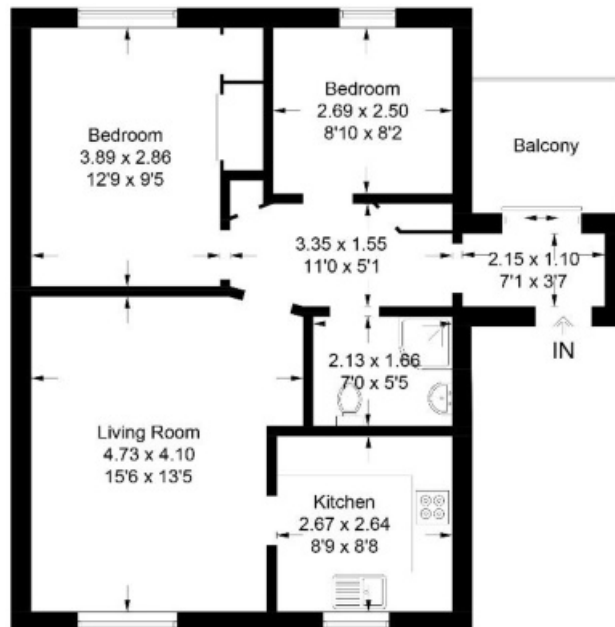


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212618)

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.