

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



1 Knoll Park Place, Galashiels

TD1 2ES

Guide Price £250,000



Situated within the popular Melrose Gait development on the outskirts of Galashiels, 1 Knoll Park Place is a substantial end-terraced family home offering generous and highly flexible accommodation in walk-in condition. The property comprises a bright lounge, spacious dining kitchen, convenient downstairs WC and a versatile ground-floor room suitable for use as a dining room, second sitting room or double bedroom. Upstairs, the master bedroom benefits from an en-suite shower room, complemented by three further bedrooms and a family bathroom. Externally, the property enjoys a lovely enclosed rear garden, ideal for family use and outdoor entertaining. Additional benefits include solar panels enhancing energy efficiency, a floored loft with integrated ladder and lighting, professional flooring and shelving and approximately seven years remaining on the NHBC warranty, making this an ideal home for growing families seeking modern, flexible living.



1 Knoll Park Place, Galashiels

TD1 2ES

Guide Price £250,000

GROUND FLOOR:

Hall
Lounge
Dining Kitchen
Downstairs WC
Sitting/Dining/Bedroom 5

FIRST FLOOR:

Master Bedroom
En-Suite Shower Room
Three Further Bedrooms
Family Bathroom
Floored Loft with Integrated Ladder & Lighting

Gas Central Heating
Double Glazing
Solar Panels

Garden with Landscaped Seating Area
Residents' Parking



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & 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. Solar panels.

EPC

B

Council Tax Band

E

Viewing

Strictly 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
Tranent, Tel 01875 611211



1 Knoll Park Place, Galashiels

Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1264952)

Full members of:

