

Galashiels

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SOLICITORS & ESTATE AGENTS

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39 Knoll Park, Galashiels

TD1 2TF

Guide Price £275,000



39 Knoll Park is an impressive detached family home, forming part of the popular Melrose Gait development on the outskirts of Galashiels. Built in 2018, the property is ideally positioned within the development with open aspects and no properties directly overlooking either the front or rear, creating a lovely sense of privacy. Presented in immaculate order throughout, the flexible accommodation can be used as either a four or five bedroom home, with a ground floor room providing an ideal fifth bedroom, home office or playroom. The spacious layout includes a welcoming hallway, generous lounge, large dining kitchen with French doors leading to the garden, downstairs WC, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally, there is a lovely enclosed rear garden, along with a garage, driveway and Smart EV charging point. Viewing highly recommended.



39 Knoll Park, Galashiels

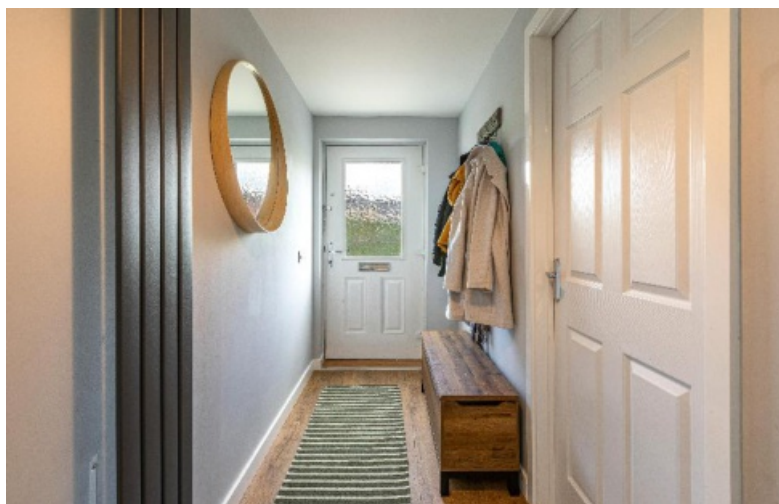
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Hall
Lounge
Dining Kitchen
Downstairs WC
Downstairs Bedroom/Playroom
Master Bedroom
En-Suite Shower Room
Three Further Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing
Smart EV Charger

Garden
Garage
Drive



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. EV charger.

EPC

C

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



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

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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:
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Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
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Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft

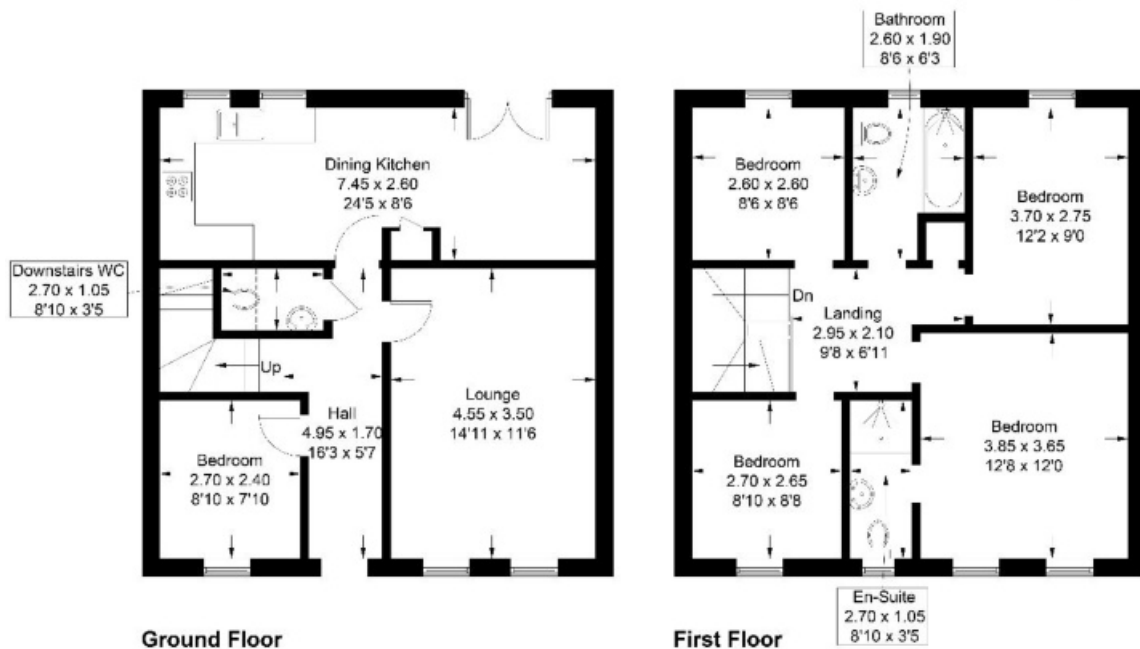


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101335907)

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.