

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



1 Knoll Park Mews

Galashiels, TD1 2ET

Guide Price £150,000



Set towards the outskirts of town within a modern development of housing, 1 Knoll Park Mews is a very attractive end terraced property which is tucked away within a small cul de sac, benefiting from a surprisingly private and quiet setting. The property would perfect suit those searching for a low maintenance home; ideal as a first time purchase. It is presented throughout in very good order, ensuring it is ready to move into with minimal fuss, and has a well proportioned layout. The kitchen is large enough for a table; ideal for casual dining, and also benefits from a useful downstairs WC off, whilst both bedrooms are comfortable doubles. Outside, there is an enclosed garden to the rear which provides a lovely private environment whilst ample parking is available within the cul de sac.



1 Knoll Park Mews

Galashiels, TD1 2ET

Guide Price £150,000

Ground Floor
Entrance Hall
Lounge
Kitchen
WC

First Floor
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Enclosed rear garden
Ample Parking



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.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Double Glazing. Gas central heating.

EPC Rating

C

Council Tax Band

B

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
Tranent,	Tel 01875 611211



1 Knoll Park Mews, Galashiels

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft

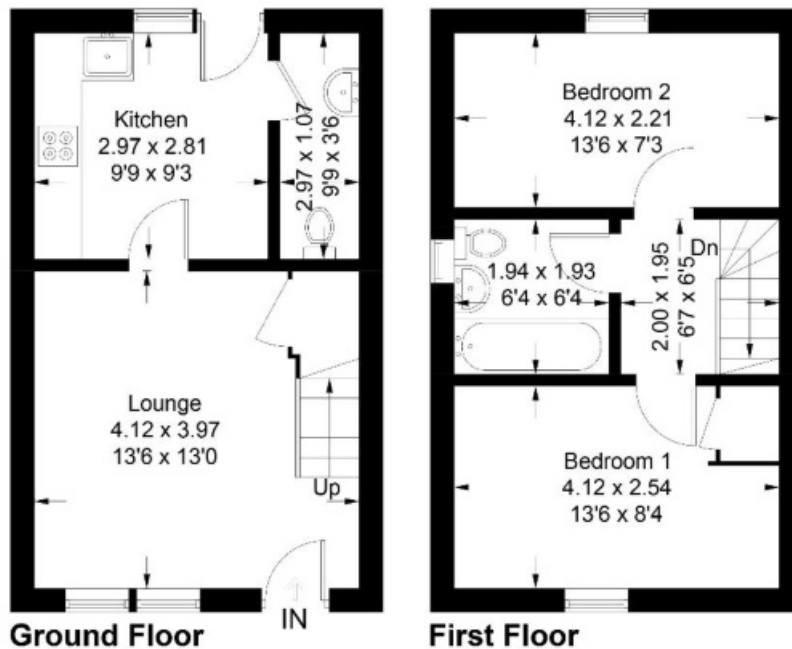


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336533)

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.