

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Kilnknowe Place, Galashiels, TD1 1QT

Guide Price £95,000



7 Kilnknowe Place is a well-proportioned two-bedroom maisonette offering spacious accommodation over two floors, conveniently located within walking distance of the town centre and local transport links. The first floor comprises a large, bright living room and a separate kitchen. Upstairs, there are two good-sized bedrooms, a bathroom and good storage space throughout the property. While the property would benefit from a degree of modernisation, it is fully usable and offers an excellent opportunity for a buyer to update and personalise the accommodation to their own taste and requirements. Externally, the property benefits from an area of shared garden together with an outhouse, providing useful additional storage. On-street parking is available nearby. The property also benefits from excellent commuting connections, with Galashiels providing a direct link to Edinburgh via the Borders Railway, as well as regular bus services. This makes it possible to enjoy the lifestyle benefits of the beautiful Scottish Borders while retaining convenient access to Scotland's capital city for work and other amenities.



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Accommodation:

Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Shared Garden
On-street parking

Gas Central Heating
Double Glazing



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, gas and electricity. Gas central heating & Double glazing.

EPC

D

Council Tax Band

B

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
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



7 Kilnknowe Place, Galashiels

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336974)

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.