

Galashiels

Call 01896 758311



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SOLICITORS & ESTATE AGENTS

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3 Kilnknowe Place, Galashiels, TD1 1QT

Guide Price £75,000



3 Kilnknowe Place is a beautifully presented ground floor flat situated towards the outskirts of Galashiels, ideally positioned for access to local amenities and offering good transport links to the town centre. Presented in immaculate condition throughout, this attractive property is ready to move into and offers comfortable, easily maintained accommodation. It would make an ideal purchase for a first-time buyer, those looking to downsize or an investor seeking a buy-to-let opportunity. The accommodation comprises a welcoming lounge with open access to a modern kitchen, a spacious double bedroom with excellent built-in storage and a contemporary shower room. Externally, the property benefits from access to a communal garden area, along with a useful outhouse providing additional outdoor storage. Combining immaculate presentation, practical accommodation and a convenient location, this appealing flat represents an excellent opportunity for a range of buyers.



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Accommodation:
Entrance Hallway
Lounge
Kitchen
Double Bedroom
Shower Room

Gas Central Heating
Double Glazing

Communal Garden



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.



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

Mains drainage, water, gas and electricity. Gas central heating & Double glazing.

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Strictly by appointment with the Selling Agent

By mutual agreement.



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

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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



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Approximate Gross Internal Area = 38.1 sq m / 410 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk sketch.com © (ID1113260)

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.