Galashiels
Call 01896 758311

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72 Kingsknowes Village, Galashiels

TD1 3EU

Offers Over £140,000



This spacious, move-in-ready apartment occupies a peaceful position within the popular Kingsknowes Village development, overlooking the duck pond and enjoying lovely views of Gala Hill and the Eildon Hills. The accommodation comprises a bright lounge with bay window, modern fitted kitchen with integrated appliances, two generous double bedrooms with excellent storage, and a modern shower room. The master bedroom opens onto a private decked balcony, while the second bedroom features a concealed Murphy bed and fitted office furniture, offering excellent flexibility. Additional benefits include a fully floored loft, private garage, double glazing, upgraded electric heating and a newly installed economy boiler. Outside, there is a private patio, attractive communal gardens and access to the residents' lounge, which hosts regular social activities and events. The development also benefits from convenient access to the X95 Edinburgh bus service.



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Hallway
Lounge
Kitchen
Two Double Bedrooms
Shower Room
Floored Loft

Garage

Electric Heating
Double Glazing

Communal Garden Grounds
Resident Warden





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.

Factor Charge
There is a monthly service fee of approximately £272.82 per month which includes:
Services of on-site warden
Garden maintenance
Outside window cleaning and decoration
Communal electricity charges
Building insurance
Maintenance of paths
Heating and cleaning of residents lounge

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

Services
Mains drainage, water and electricity. Electric heating & Double glazing.

EPC
D

Council Tax Band
C

Viewing
Strictly by appointment with the Selling Agent

Entry
By mutual agreement.









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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

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

72 Kingsknowes Village, Galashiels

Approximate Gross Internal Area
65.0 sq m / 700 sq ft

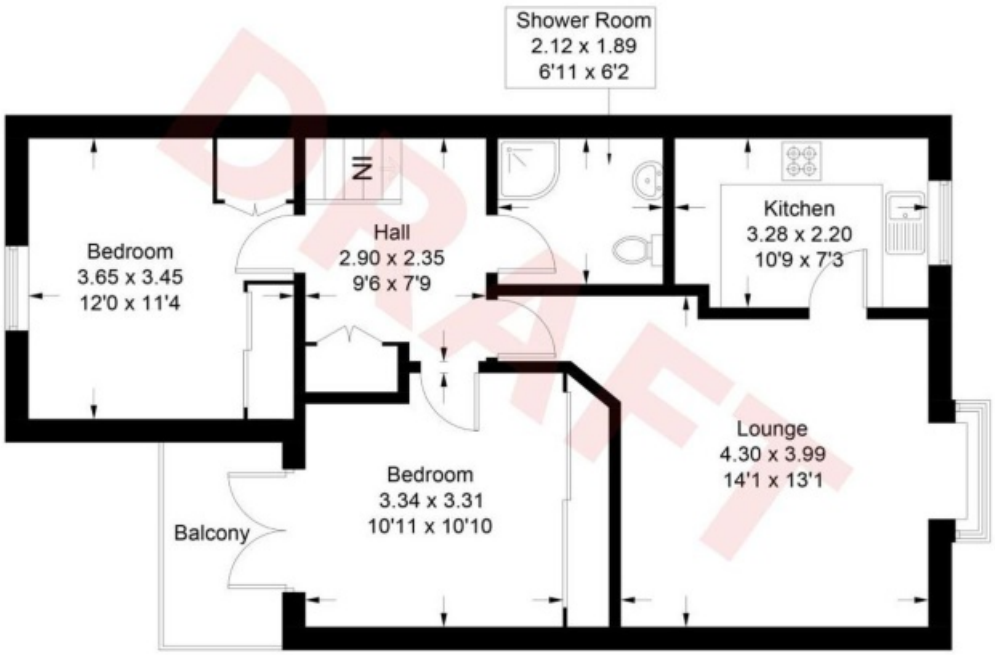


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1350145)

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.