

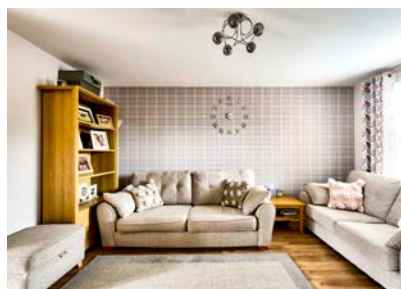


25 KNOLL PARK GALASHIELS, TD1 2TF

Offers over £185,000

25 Knoll Park, Galashiels is a substantial 4 bedroom family home, situated in the new, highly sought after development area, Melrose Gait. The property has ample space for a growing family and the easily maintained garden with patio area invites you to relax and spend quality time together.

Beautifully presented, the accommodation is spread over 3 floors, with the Entrance Hall, Living Room, Kitchen/Diner and WC compartment on the Ground Floor. On the First Floor you will find one Double Bedroom, two Single Bedrooms and the Family Bathroom. The Second Floor presents the spacious Master Bedroom with en suite shower room.



EPC: C

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The opportunity to own beautiful family home should not be missed. Book your viewing appointment early!

Location:

Melrose Gait lies on the Eastern outskirts of Galashiels, with connections to the A7 and A68. The Waverley Line, which runs through Galashiels and ends in nearby Tweedbank offers easy and stress-free travel to Edinburgh Waverley. Both train stations are only a short distance to reach either by car or bus.

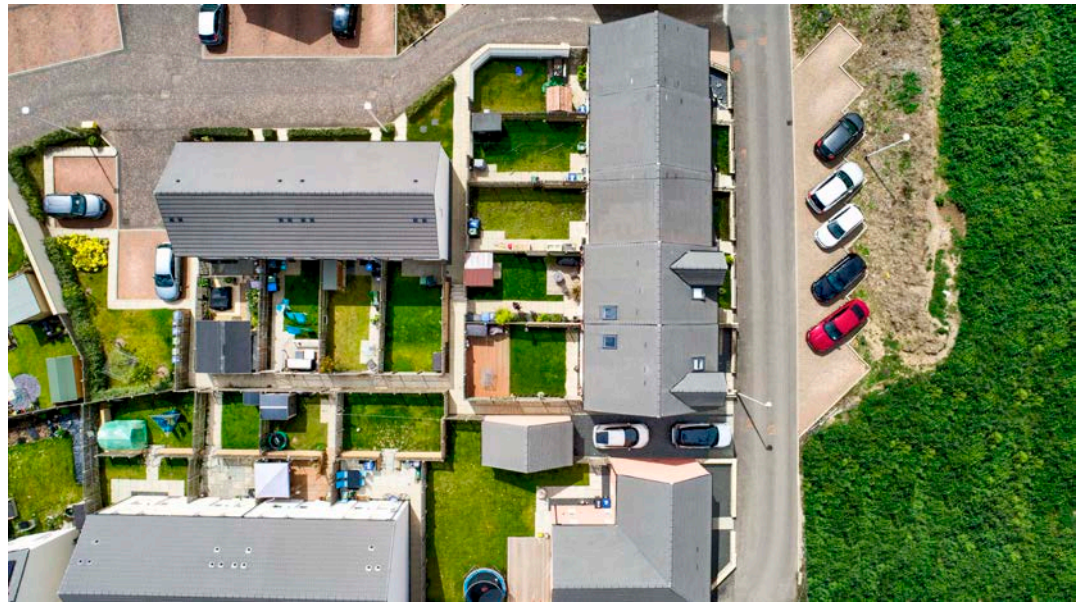
The development benefits from a central convenience store. A wider range of shopping facilities such as TESCO, ASDA, M&S, Next, Boots, are found in the centre of Galashiels (distance about 2.5 miles). Among independent shops, the local cinema, gyms and swimming pool offer much diverse entertainment. The annual Common Riding or the Melrose 7's are one of the many highlights celebrated throughout the year. 12 main hiking routes are registered with the council and follow varied terrain from riverside to open hill and follow a section of the Southern Upland Way. A map can be downloaded on the Scottish Borders Council page.

Popular tourist attractions such as Old Gala House, The Great Tapestry, Abbotsford House – the former residence of Sir Walter Scott, Scott's View, Melrose Abbey and the Leaderfoot Viaduct are a short journey away.

Galashiels has six primary schools and secondary education at Galashiels Academy. The Borders Campus and Heriot Watt University are only 2 miles away and in addition offer night classes such as crafting, language studies, arts and crafts, woodwork and many more.

Directions:

on request



88 High Street
Galashiels, TD1 1SQ

T: 01896 756161
F: 01896 751919

E: margery@edingtonlaw.co.uk
W: www.edingtonlaw.co.uk

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