

**Galashiels**  
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SOLICITORS & ESTATE AGENTS

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## 55 Kingsknowes Village, Galashiels

TD1 3EU

**Guide Price £79,995**



Set in an idyllic location, set towards the outskirts of town, this is a well-presented one bedroom first floor retirement apartment. The property is surrounded by well maintained communal grounds, maintained by the resident warden, there is also a secure entry system & emergency alarms within the property, giving peace of mind. Kingsknowes Village offers exclusive housing for those 50 or over, who want to live independently, but as part of a welcoming community.



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TD1 3EU

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Entrance Hall & Stairs with Stair Lift  
 First Floor Landing with Balcony  
 Lounge  
 Kitchen  
 Double Bedroom  
 Bathroom

Electric Heating  
 Double Glazing  
 Secure Entry System

Communal Garden Grounds  
 Resident Warden  
 Residents Lounge

#### 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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

#### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The sale will also include the stair lift.

#### Services

Mains drainage, water and electricity. Electric heating, double glazing.

#### EPC

D

#### Council Tax Band

B

#### Factor Charge

There is a monthly service charge of approximately £90 per month which includes: Services of a Site Warden, full alarm maintenance, garden maintenance, external window cleaning, communal electricity charges, buildings insurance, maintenance of paths, heating and cleaning of residents lounge.

55 Kingsknowes Village, Galashiels

Approximate Gross Internal Area = 40.3 sq m / 520 sq ft

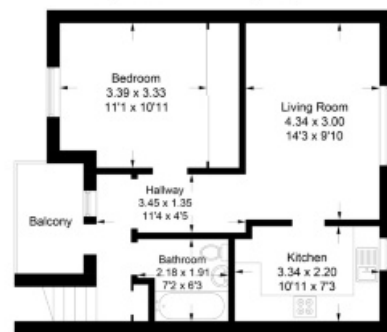


Illustration for identification purposes only. Measurements are approximate. Not to scale. floorplans@realestate.com © (2021) 320

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Full members of:

