

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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59 Kingsknowes Village, Galashiels

TD1 3EU

Guide Price £95,000



Set in an idyllic location towards the outskirts of town, 59 Kingsknowes Village is a highly desirable ground floor apartment within this popular retirement village. The property is presented in very good order throughout and offers a comfortably proportioned layout, featuring the added benefit of a small enclosed balcony with open aspect. There are well maintained communal grounds, a resident warden, secure entry system and emergency alarms giving peace of mind. Kingsknowes Village offers exclusive housing for those aged 50 and over, who want to live independently but as part of a welcoming community.



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Accommodation
Vestibule
Entrance Hall
Lounge with access onto balcony
Kitchen
Double Bedroom
Shower Room

Electric Heating
Double Glazing
Secure Entry System

Communal Gardens
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 Rail 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

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

EPC:

D

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

B

Factor Charge:

There is a monthly service charge of approximately £132.00 per month which includes: Services of a Site Warden, full alarm maintenance, external window cleaning, communal electricity charges, buildings insurance, maintenance of paths, heating and cleaning of residents lounge.



Interested in this property?
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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



59 Kingsknowes Village, Galashiels, TD1 3EU

Approximate Gross Internal Area = 51 sq m / 549 sq ft

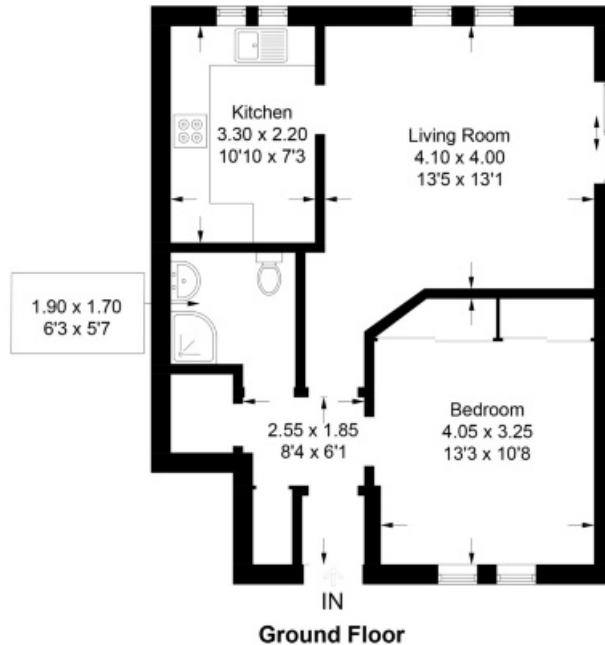


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (949918)

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.