

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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75 Kingsknowes Village, Galashiels

TD1 3EU

Guide Price £85,000



Set in an idyllic location, set towards the outskirts of town, this is a bright one bedroom first floor retirement apartment which benefits from a balcony with lovely views. 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. Viewing essential to fully appreciate.



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Entrance Hall & Stairs with Stairlift
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 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.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Electric heating, double glazing, secure entry system.

EPC

C

Council Tax Band

B

Viewing

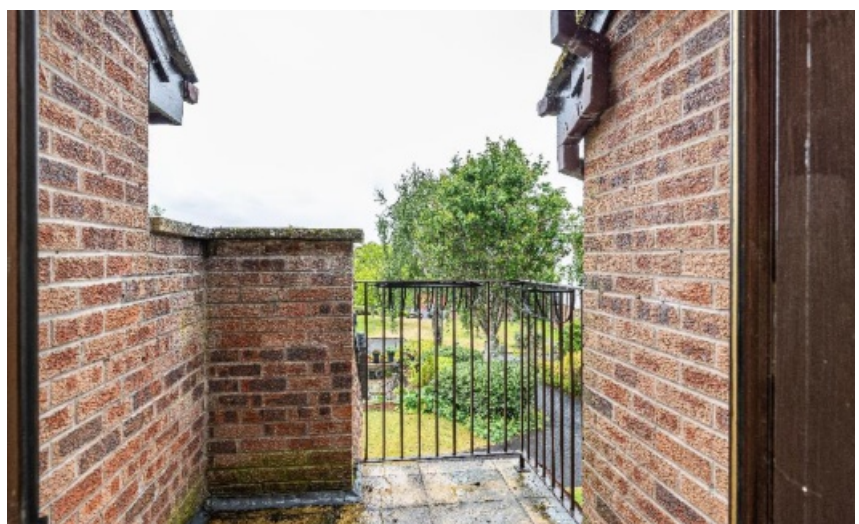
Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

There is a monthly service charge of approximately £132.29 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.



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
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482



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Approximate Gross Internal Area = 58.1 sq m / 625 sq ft

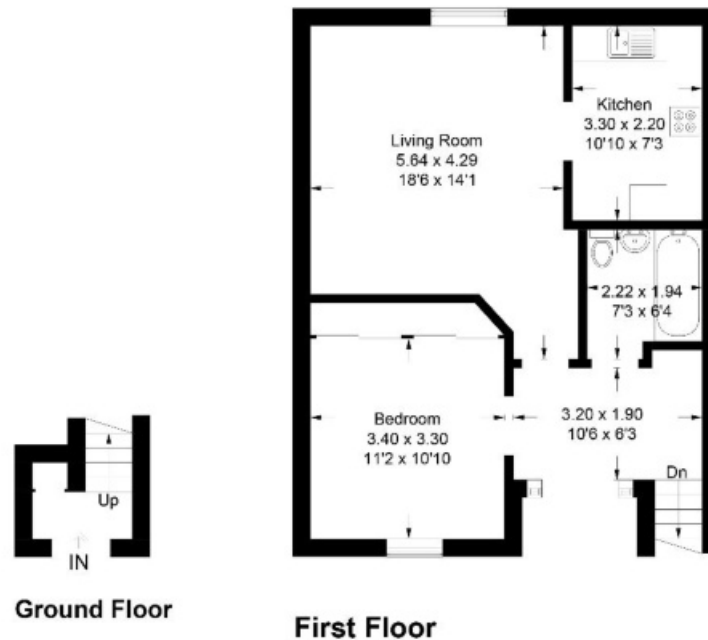


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID980135)

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.