

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



30 Knoll Park, Galashiels, TD1 2TF

Guide Price £185,000



30 Knoll Park is an attractive semi-detached townhouse, located within a sought after modern development on the outskirts of Galashiels. It enjoys a quiet position and provides comfortably proportioned accommodation which is arranged over three floors. At ground floor there is a spacious dining kitchen with patio doors out to the rear garden and on the top floor there is a large master bedroom with en-suite; both of which are of particular note. On the first floor there are three further bedrooms and a well appointed family bathroom. It is presented throughout in good order, ensuring it is ready to move into, and is perfectly suited to those searching for an easily managed and affordable family home. Outside, there is a good sized enclosed garden to the rear, with plenty of parking available nearby. No forward chain.



30 Knoll Park, Galashiels, TD1 2TF

Guide Price £185,000

Ground Floor
Entrance Hall
Downstairs WC
Lounge
Dining Kitchen with patio door out to the garden

First Floor
Three Bedrooms
Bathroom

Upper Floor
Master Bedroom with En-Suite

Private enclosed garden to the rear



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 & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

D

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

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



30 Knoll Park, Galashiels, TD1 2TF

Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft

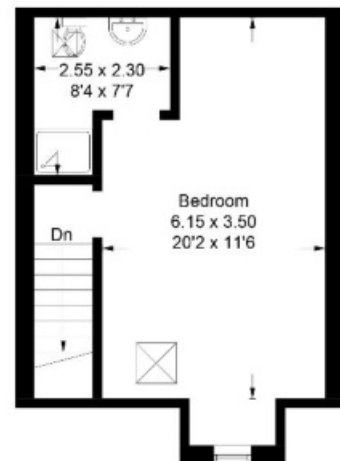
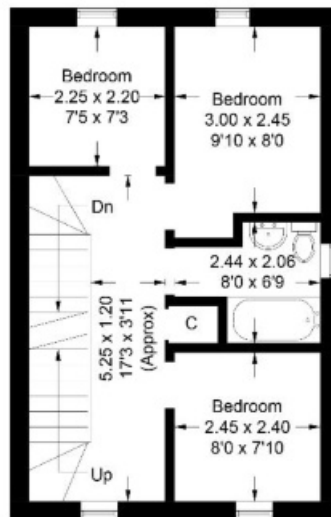
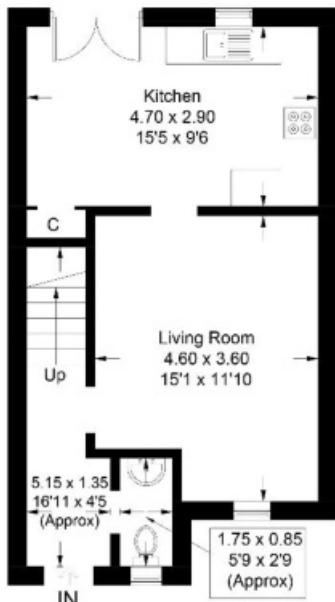


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064422)

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.