

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 42 Knoll Park, Galashiels, TD1 2TF

**Guide Price £260,000**



42 Knoll Park is an attractive detached property located within a popular development of modern housing towards the outskirts of Galashiels. The property is extremely well presented throughout, offering a comfortably proportioned layout with the spacious dining kitchen which is set to the rear of particular note; benefiting from access to the garden via patio doors. This easily managed family home is perfectly suited to those searching for a property which is ready to move into, boasting four good sized bedrooms with the master being en-suite in addition to a downstairs family room which would ideal as an office for those looking to work from home. Externally, the gardens have been well planned and boast a lovely outdoor seating area and a summerhouse; perfect for those who enjoy outdoor entertaining. A good sized drive and garage ensure there is ample private parking.



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Ground Floor  
Entrance Hall  
Lounge  
Dining Kitchen  
Family Room  
Downstairs WC

First Floor  
Master Bedroom with En-Suite  
Three Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Enclosed rear garden with seating area & summerhouse  
Garage  
Driveway



### 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, bowling, 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

tbc

### Viewings

By appointment with the Selling Agent

### Council Tax Band

F

### Entry

By mutual agreement



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

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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
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Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft

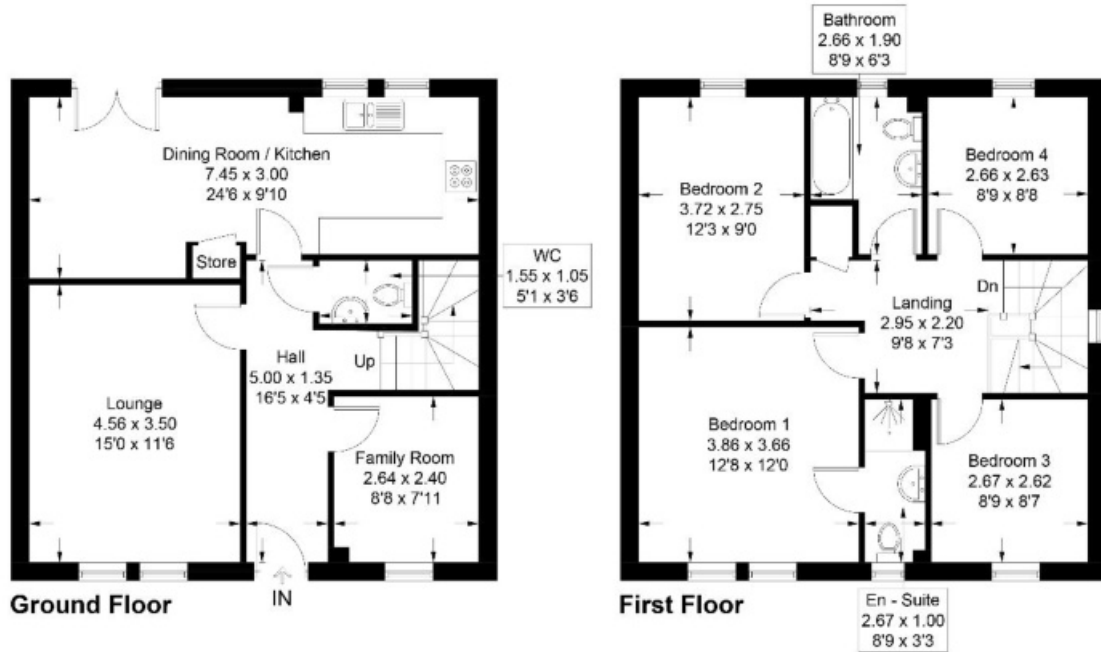


Illustration for identification purposes only, measurements are approximate, not to scale. Fourilabs.co © (ID1130431)

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.