

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Knoll Park Drive, Galashiels, TD1 2EP

Guide Price £280,000



12 Knoll Park Drive is an attractive detached property which is located within a popular development of modern housing situated towards the outskirts of Galashiels, benefiting from an especially private aspect to the rear. The property is extremely well presented throughout, providing a spacious and flexible layout ideal for families, with the generous dining kitchen to the rear being of particular note; benefiting from access to the garden via patio doors. This easily managed home is ideal for those searching for a home which is ready to move into boasting five bedrooms; the master bedroom being en-suite with two other bedrooms benefiting from shared use of a jack and jill style en-suite. There is also the option to use one of the bedrooms as a home office/study if desired. Externally, the gardens are well planned with the rear garden boasting a private aspect; fully enclosed ensuring a safe environment, and there is a garage & drive ensuring there is ample private parking.



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Ground Floor:
Entrance Hall
Lounge
Large Dining Kitchen/Family Room
Utility
Downstairs WC

First Floor:
Master Bedroom with En-Suite
Four Further Bedrooms (2 with Jack & Jill style en-suite)
Family Bathroom

Gas Central Heating
Double Glazing

Enclosed Garden
Garage
Drive



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

B

Council Tax Band

F

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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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
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



12 Knoll Park Drive, Galashiels

Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 150.1 sq m / 1615 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1150217)

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.