

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Kilnknowe Place, Galashiels, TD1 1QT

Guide Price £70,000



3 Kilnknowe Place is an extremely attractive ground floor flat which is located in a popular area set towards the outskirts of Galashiels, well placed for local amenities with good transport links to the town centre. The flat is presented in excellent order throughout, completely renovated within the last couple of years; therefore providing an easily managed property which is ready to move into; either as a starter home, investment opportunity or home to downsize to. The lounge is of a good size with open access through to the well planned modern kitchen whilst the double bedroom is equally spacious and benefits from superb built-in storage space. The interior is nicely finished off with a contemporary shower room. Outside, there is a well kept communal area of garden to the rear which includes an outhouse.



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Accommodation:
Entrance Hallway
Lounge
Kitchen
Double Bedroom
Shower Room

Gas Central Heating
Double Glazing

Well kept communal garden

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.

Viewings

By appointment with the Selling Agents.

Fixtures and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. The freestanding hob in the kitchen will also form part of the sale.

Services

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

EPC

D

Council Tax

A



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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.

Full members of:

