



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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22 Knoll Park Place, Galashiels, TD1 2ES

Guide price £310,000



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22 Knoll Park Place, Galashiels, TD1 2ES

- Modern Detached House
- 4 Bedrooms (Principal En-suite)
- Electric Car Charger
- Large Landscaped Gardens
- Ideal Family Home
- Immaculately Presented
- Large Family Kitchen
- Detached Garage & Driveway
- Popular Residential Location
- Train Station Nearby

We are delighted to offer this immaculately presented four-bedroom detached family home, set in a quiet position within the ever popular Melrose Gait Development, located on the outskirts of Galashiels and close to Melrose. The property includes modern fixtures and fittings throughout, landscaped gardens, private driveway with electric car charger and a detached garage. The development boasts a local convenience store and provides the perfect base for local transport links, including the Galashiels Interchange and Tweedbank Railway Station, and benefits from a wide range of local amenities available in Galashiels town centre.

- ENTRANCE HALLWAY - LOUNGE - DINING ROOM - KITCHEN/FAMILY ROOM - WC - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM - 3 FURTHER BEDROOMS - FAMILY BATHROOM - DETACHED SINGLE GARAGE -



Internally

This property provides bright and free-flowing accommodation throughout, with a generous open-plan kitchen/family room, lounge and dining room, as well as four bedrooms (principal en-suite).

The property benefits from all mains services, modern kitchen and bathroom fittings, gas central heating and UPVC double glazing.

Kitchen

The generous family kitchen is fitted with a good range of wall and floor units incorporating stone-effect laminated worktops with an inset stainless steel 1.5 bowl sink. Integrated appliances include electric oven, gas hob with stainless-steel extractor hood, dishwasher and fridge/freezer. There is ample space for a table and lounge furniture, making for a superb entertaining space with doors out to the garden.

Bathrooms

The family bathroom is fitted with a modern 3-piece suite including; WC, pedestal basin and panelled bath with tiled splashbacks and mixer shower.

The principal en-suite shower room includes a WC, pedestal basin and shower cubicle with mixer shower and tiled splashbacks.

The ground floor WC is fitted with a modern cloakroom suite including close-coupled WC and pedestal basin.





Externally

There is a generous enclosed private garden, which as well as having an easily-maintained lawn, has an attractive raised decking area perfect for relaxing and entertaining. There is a driveway with electric car charger to the side of the property which provides parking for several vehicles and gives access to the garage.

Garage

There is a single garage to the side of the property.

Location

The property is located within a very popular residential area on the outskirts of Galashiels, and close to the town of Melrose. Galashiels has a wide range of local amenities including supermarkets, retail shops, bars and restaurants. There is a regular bus service which runs daily with bus stops located throughout the development.

Galashiels is one of the largest Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Fixtures & Fittings

All fitted carpets, floor coverings, light fittings and integrated appliances are to be included within the sale.

Services

All mains services, gas central heating and double glazing.

Council Tax Band

Council Tax Band F.

Viewings

Strictly By Appointment via James Agent.

Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





Floor Plans

22 Knoll Park Place, Galashiels

Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft

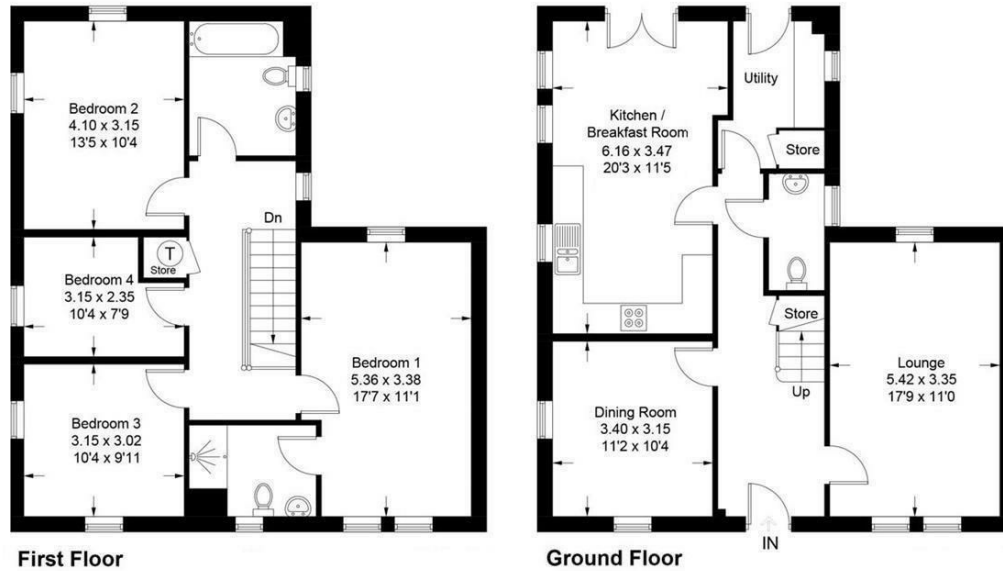


Illustration for identification purposes only, measurements are approximate,

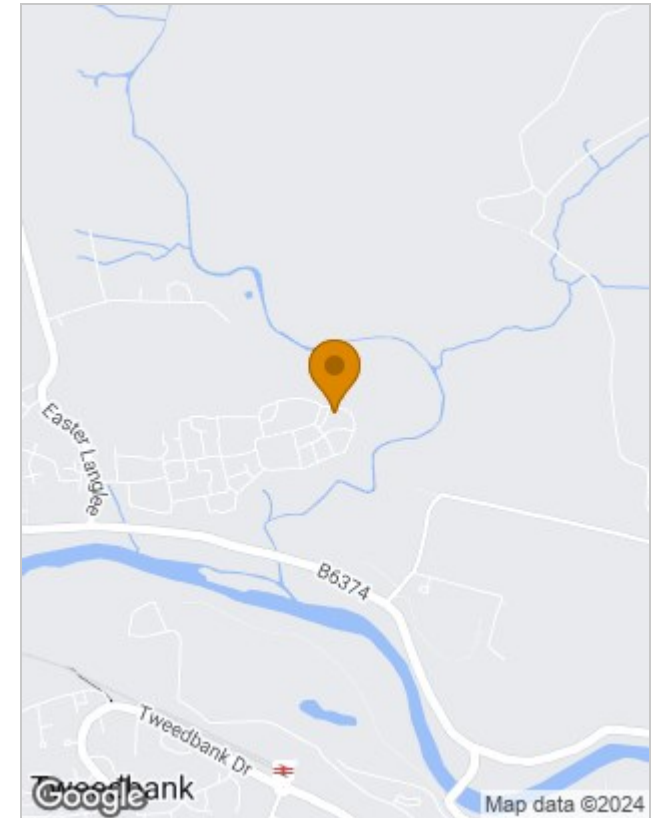
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

