



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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27 Knoll Park, Galashiels, TD1 2TF

Guide price £159,500



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# 27 Knoll Park

Galashiels, TD1 2TF

- Mid-terraced House
- Popular Residential Area
- Quiet Location
- Double Glazing & GCH
- 3 Bedrooms
- Ideal First Time Buy
- Modern Fixtures and Fittings
- Nearby Train Stations at Tweedbank and Galashiels

We are delighted to offer this immaculately presented 3 bedroom mid-terraced house set in the ever popular Melrose Gait Development located on the outskirts of Galashiels. The development boasts a local convenience store and is also within easy walking distance to Langlee Primary School. It also provides the perfect base for local transport links, including the Galashiels Interchange, and benefits from a wide range of local amenities available in Galashiels town centre.

ENTRANCE HALLWAY - LOUNGE - KITCHEN - WC - HALL LANDING - 3 BEDROOMS - BATHROOM -



### Internally

The property is in good decorative order throughout and benefits from all mains services, modern Kitchen and Bathroom fittings, GCH and UPVC double glazing.

### Kitchen

The kitchen is fitted with a modern wall and floor units incorporating wood effect laminated worktops with an inset stainless steel 1.5 bowl sink with mixer tap. Integrated appliances include an electric oven and gas hob with stainless steel extractor hood. There are appliance spaces for a washing machine, slimline dishwasher and tall fridge/freezer.

### Bathroom

The Bathroom is fitted with a modern 3-piece suite including; WC, pedestal basin and panelled bath with electric shower.

### Externally

The garden is fully enclosed and primarily laid to lawn with a timber shed, and bound by timber fencing.





### Location

The property is located within a very popular residential area on the outskirts of Galashiels. 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 at the entrance to 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, blinds and integrated appliances are to be included within the sale.

### Services

All mains services, gas central heating and double glazing.

### Home Report

A copy of the Home Report can be downloaded from our website.

### Council Tax

Council Tax Band C.

### Viewings

Strictly By Appointment via James Agent.

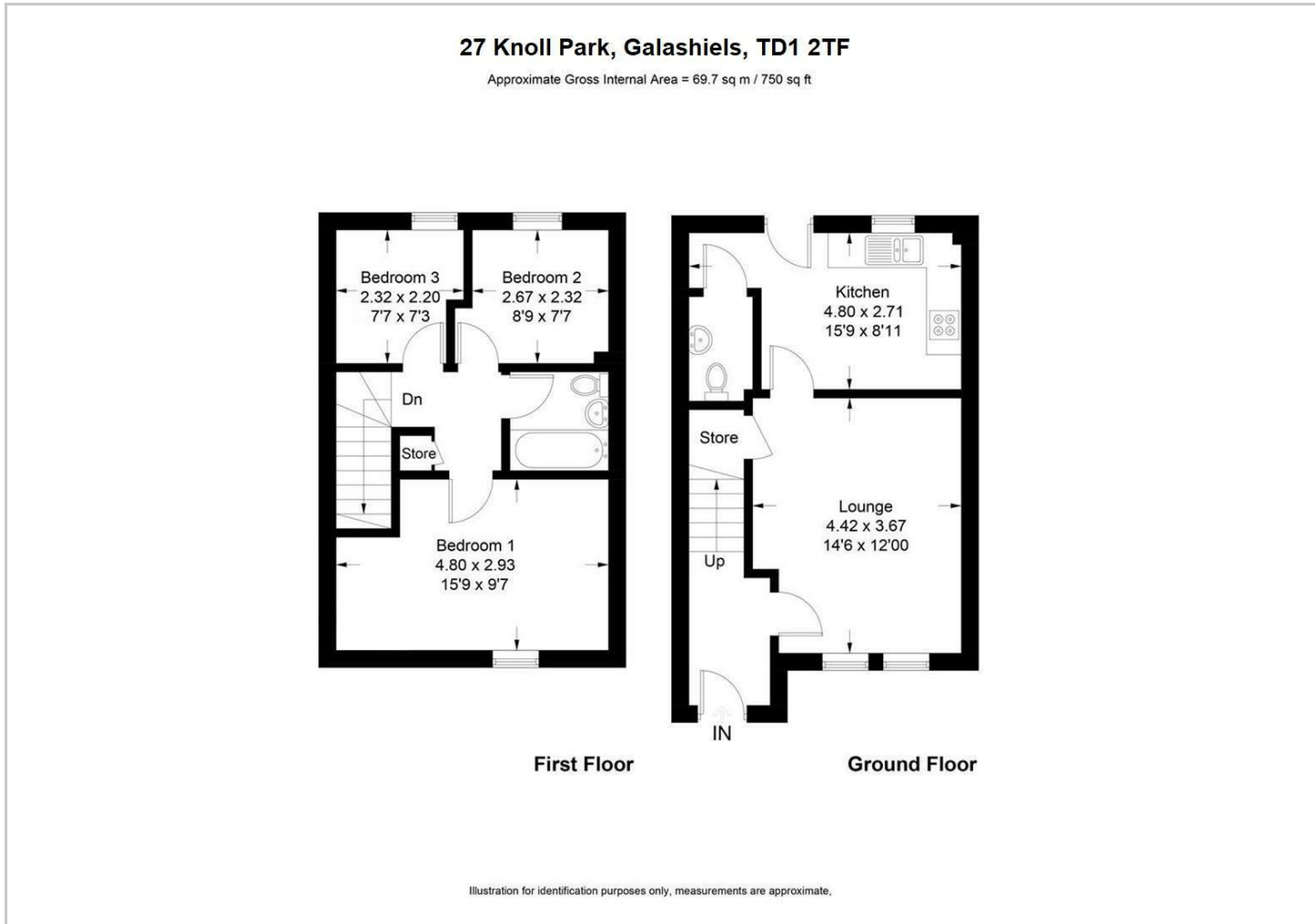
### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





## Floor Plans



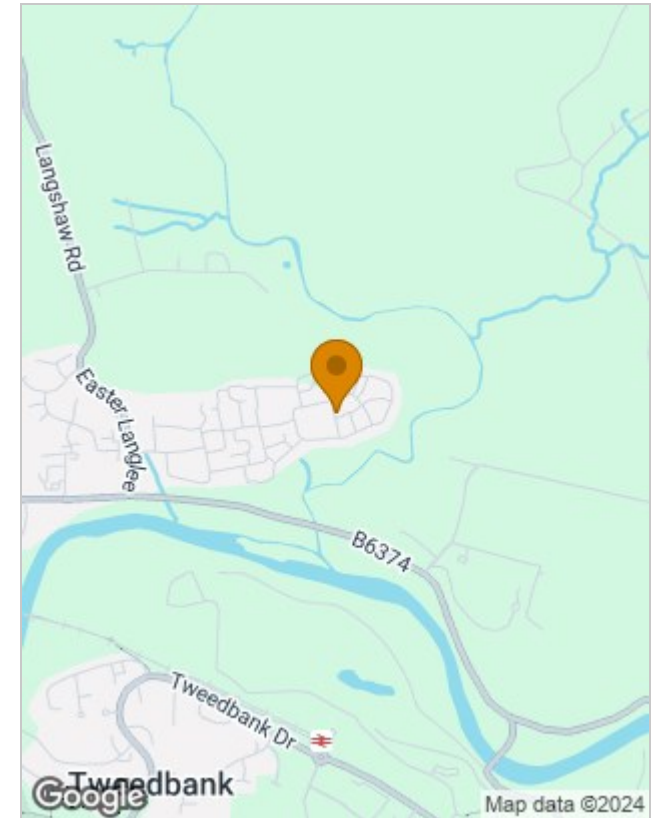
## Viewing

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

