



41 Knoll Park, Galashiels, TD1 2TF

Guide price £280,000





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- Detached House
- Modern Fixtures & Fittings
- Wood Burning Stove
- Driveway & Garage
- Ideal Family Home
- 4 Bedrooms (Principal En-suite)
- Large Family Kitchen
- Large South Facing Garden
- Popular Residential Location
- Perfect Commuting Location

We are delighted to bring to the market this immaculately presented four-bedroom detached family home occupying a prime position within the ever popular Melrose Gait Development on the outskirts of Galashiels. The property has been significantly enhanced by the current owners to provide a beautiful family home. The property benefits from modern fixtures and fittings, wood-burning stove, generous south facing gardens, driveway and detached garage. The wider 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.

ACCOMMODATION

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



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Internally

Entering in to the property, you are greeted by a bright and spacious hallway providing access all ground floor rooms. The generously sized lounge is fitted with a modern wood-burning stove and dual aspect windows, flooding the room with natural light. There is a generous dining kitchen with a flexible area that could have a variety of uses. There is a separate utility room off the kitchen which has space for a washing machine and has direct access to the garden. There is also a handy downstairs cloakroom. To the first floor, there is the principal bedroom with modern en-suite facilities, three further bedrooms and the family bathroom.

Kitchen

The modern and well-equipped dining kitchen is fitted with a good range of wall and base cabinetry overlaid with solid wood worktops with an inset stainless-steel sink with mixer tap. Integrated appliances include a electric range cooker with 5-burner gas hob with extractor hood, dishwasher, undercounter wine cooler and 70/30 fridge freezer. The dining area has space for a large table and also have access to the back garden through patio doors.

Bathrooms

The family bathroom is both stylish and functional, featuring a modern 4-piece suite including WC, basin and bath with mixer shower and tiled splashbacks.

The en-suite is fitted with a WC, basin and large shower enclosure with splashbacks and mixer shower.

The ground floor cloakroom is fitted with a WC & vanity basin.



Externally

The front garden overlooks the knoll park green and is enclosed by a stone wall capped with metal railings. There is a driveway to the side of the property providing parking for several vehicles and access to the garage.

The large south facing rear garden provides a wonderful family entertaining space incorporating a large lawn and a delightful patio area, all surrounded by tall privacy fencing. There is also space for a greenhouse to the bottom of the garden.

Outbuildings

There is a detached single garage accessed via a metal up-and-over door. The garage benefits from mains power and lighting.

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 a stop 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.

Fixture & Fittings

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

Services

Mains water, electricity, gas and drainage. Gas central heating and double glazing.

Council Tax

Council Tax Band F.

Home Report

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

Viewings

Strictly By Appointment via James Agent

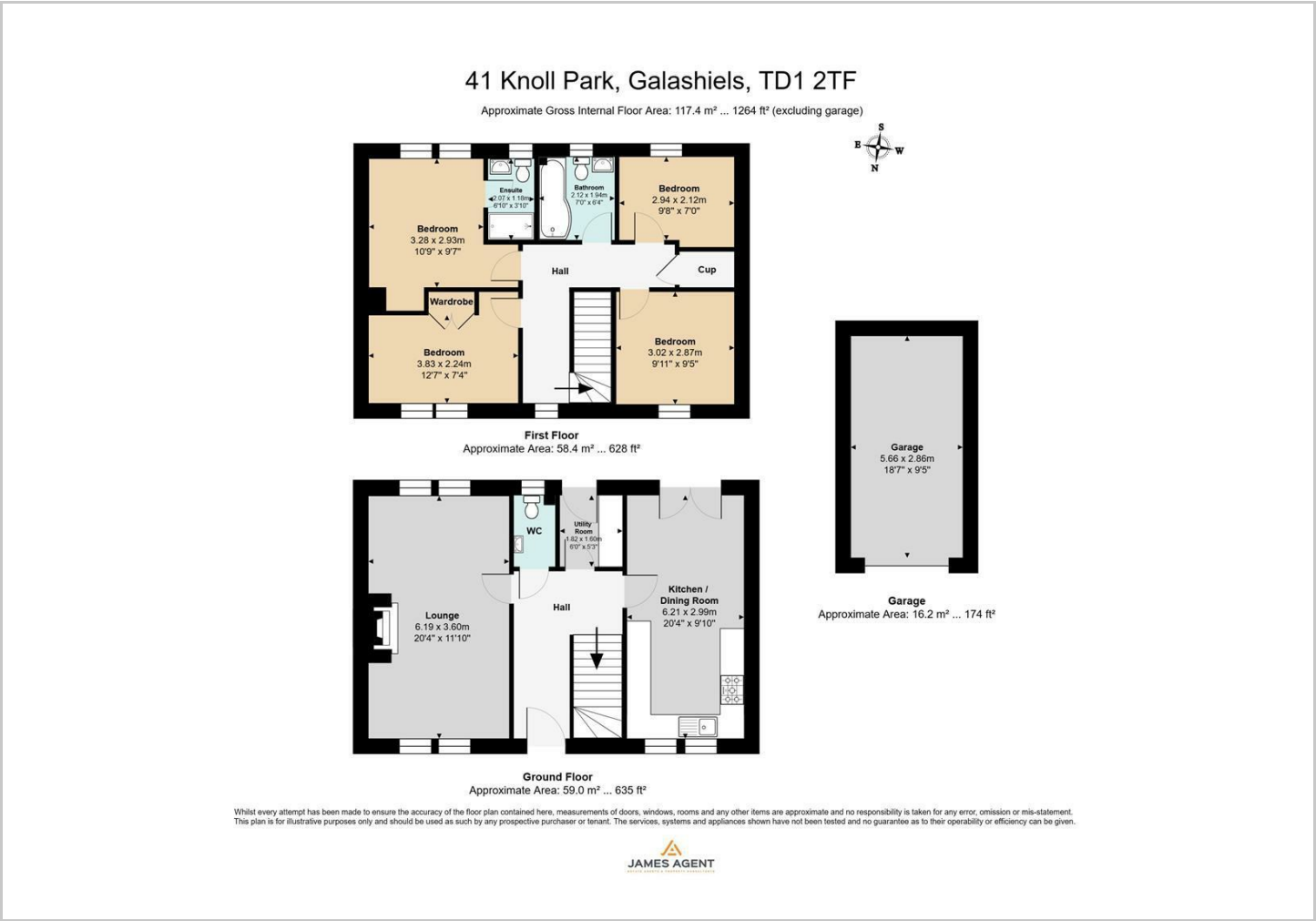
Offers

All offers should be submitted 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



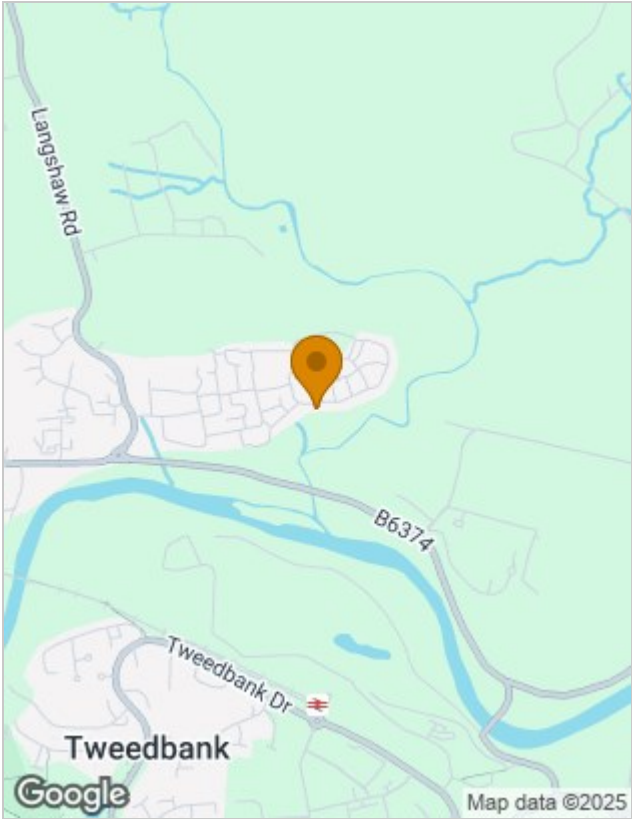
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

