



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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8 Knoll Park Avenue, Galashiels, TD1 2ER

Guide price £270,000



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# 8 Knoll Park Avenue Galashiels, TD1 2ER

- Detached House
- Private Garden
- Modern Fixtures & Fittings
- Ideal Family Home
- Four Bedrooms
- Detached Garage with Driveway
- Popular Residential Location
- Perfect Commuting Location

We are delighted to bring to the market this immaculately presented four-bedroom detached family home in the ever popular Melrose Gait Development on the outskirts of Galashiels and close to Melrose. The property includes modern fixtures and fittings throughout, an enclosed garden great for entertaining and a detached garage with driveway. 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.

## ACCOMMODATION

- ENTRANCE HALLWAY - SITTING ROOM - DINING KITCHEN - WC - OFFICE - LANDING - BEDROOM WITH ENSUITE - 3 FURTHER BEDROOMS - FAMILY BATHROOM -



### Internally

Entering into a welcoming entrance hall that sets the tone for this well-planned home. To the front, there's a versatile office/study-perfect for home working or quiet reading. A convenient WC sits off the hallway for guests. The heart of the home lies at the rear, where a spacious open-plan kitchen and dining room stretches across the width of the property. With French doors leading to the garden, it's ideal for entertaining or enjoying family meals. The kitchen is well-equipped with modern fittings and ample workspace. To the side, the bright and comfortable sitting room offers a relaxing space with a large front-facing window, filling the room with natural light.

Upstairs, the generous landing leads to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, creating a private retreat. Two further double bedrooms and a single bedroom offer flexibility for family living, guests, or a second study. A sleek family bathroom completes the first floor, featuring a modern suite with bath and overhead shower.

### Kitchen

The kitchen is fitted with a good range of wall and base units and is overlaid with laminated worktops and incorporates a 1.5 stainless steel sink with mixer tap. Integrated appliances include electric double oven, gas burner hob and extractor hood. There is also undercounter space for a washing machine and dishwasher.

### Bathrooms

The property benefits from a handy WC on the ground floor, family bathroom and principal bedroom with ensuite.

The principal ensuite is fitted with a three piece suite including WC, pedestal wash hand basin and shower enclosure with mixer taps and tiled splashbacks.

The family bathroom is also fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead electric shower and tiled splashbacks.

The ground floor cloakroom is fitted with a WC & pedestal wash hand basin.





#### Externally

There is gardens to the front and rear of the property. To the rear of the property, there is a paved area with overhead pergola and outside socket and an additional decking area at the end of the garden perfect for entertaining. There is a driveway at the rear of the garden which can be accessed via a gate.

To the front of the property, the garden is primarily laid to lawn and is bound by a timber fence.

#### 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.

#### Fixtures & 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.







Two built-in ovens are stacked vertically on the left side of the kitchen. The upper oven has a digital display and several control knobs. The lower oven is a glass-fronted model. The ovens are integrated into the white cabinetry.

The main kitchen area features white upper and lower cabinets with silver handles. A grey countertop runs along the wall. In the center, there is a four-burner gas stove with a colorful mosaic tile backsplash. To the left of the stove is a toaster and a kettle. To the right is a microwave. Under-cabinet lighting is visible.

On the right side of the kitchen, there is a stainless steel double sink with a chrome faucet. Below the sink is a white Bosch Max 3 front-loading washing machine. A silver bread bin is on the countertop to the right of the sink. The floor is made of large, light-colored square tiles.

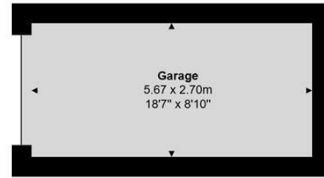




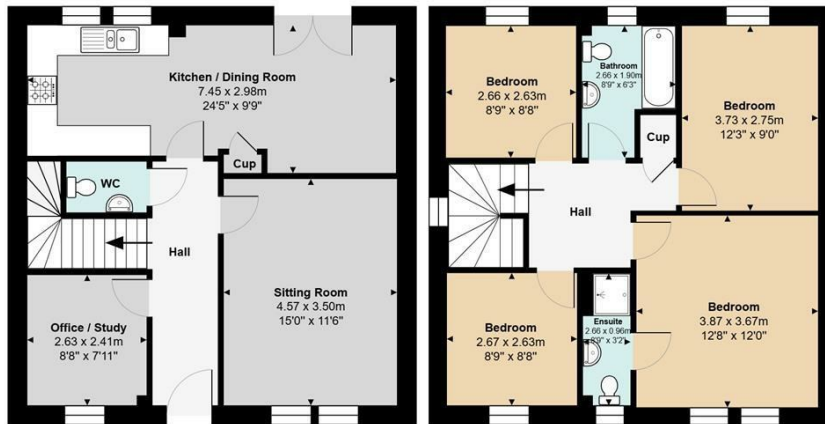
## Floor Plans

### 8 Knoll Park Avenue, Galashiels, TD1 2ER

Approximate Gross Internal Floor Area: 114.4 m<sup>2</sup> ... 1231 ft<sup>2</sup> (excluding garage)



**Garage**  
Approximate Area: 15.3 m<sup>2</sup> ... 165 ft<sup>2</sup>



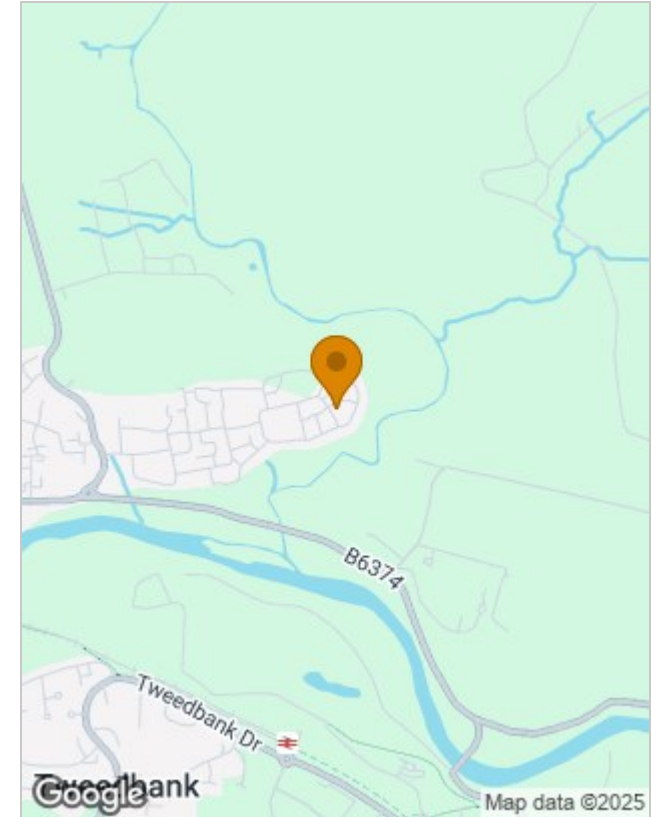
**Ground Floor**  
Approximate Area: 57.2 m<sup>2</sup> ... 615 ft<sup>2</sup>

**First Floor**  
Approximate Area: 57.2 m<sup>2</sup> ... 615 ft<sup>2</sup>

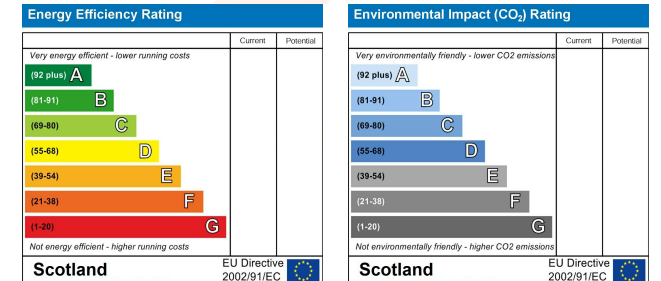
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Location Map



## Energy Performance Graph



## 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.