



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



[enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk)



[www.jamesagent.co.uk](http://www.jamesagent.co.uk)



28 Knoll Park, Galashiels, TD1 2TF

Guide price **£159,500**



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# 28 Knoll Park

Galashiels, TD1 2TF

- Semi-Detached House
- Private Garden
- Double Glazing & Gas Central Heating
- Rental Investment
- 3 Bedrooms
- Modern Fixtures and Fittings
- Ideal First-Time Buy
- Local Amenities Close By

We are delighted to offer this immaculately presented three-bedroom semi-detached house set in a quiet position 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.

## ACCOMODATION

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



Guide price £159,500



### Internally

A UPVC door opens into the entrance hallway. The well-proportioned lounge is set to the front of the property and incorporates a large storage cupboard. A door leads through to the well-appointed dining kitchen with Cloakroom off. A staircase from the entrance hallway leads to the first floor landing which gives access to three bedrooms and the family bathroom.

### Kitchen

The kitchen is fitted with a good range of base and wall units overlaid with laminated worktop incorporating a 1.5 bow stainless steel sink with mixer tap. Integrated appliances include electric oven, gas burner hob and stainless steel extractor hood. There are under-counter spaces for a washing machine and dishwasher. There is also space at the end of the kitchen for a tall freestanding fridge freezer.

### Bathroom

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

There is also a handy WC located on the first floor.



### Externally

The property benefits from an enclosed garden to the rear which bound by rendered walling and timber fencing providing a secure relaxation space. The garden is mainly laid to lawn with a small paving area, raised bed and handy timber shed. To the front, there is an easily maintained gravelled area perfect for potted plants.

### 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, curtain poles and integrated appliances are to be included within the sale.

**Council Tax**  
Council Tax Band C

**Home Report**  
A copy of the Home Report can be downloaded from [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

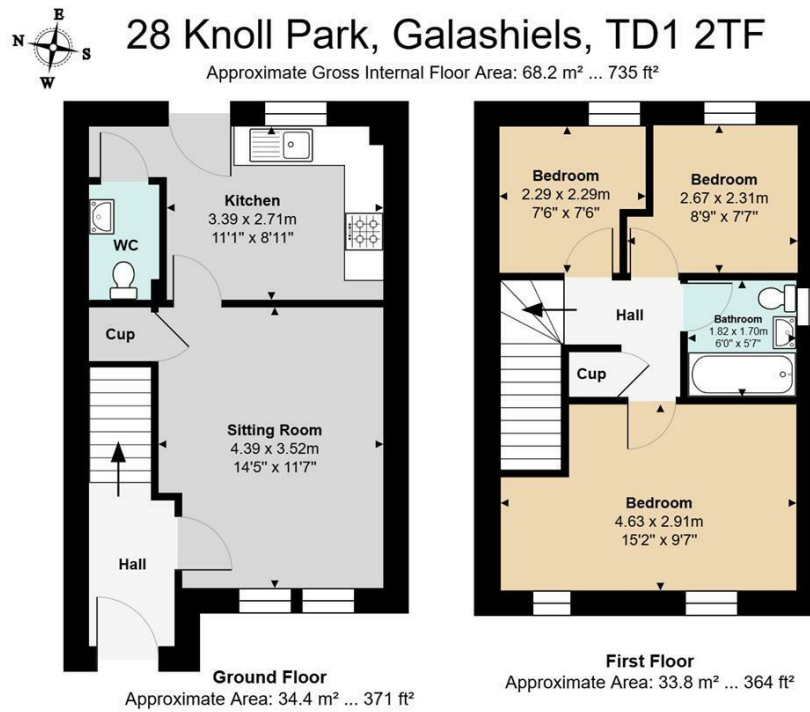
**Viewings**  
Viewings are strictly by appointment through James Agent.

**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 any offer at any time.





## Floor Plans



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.

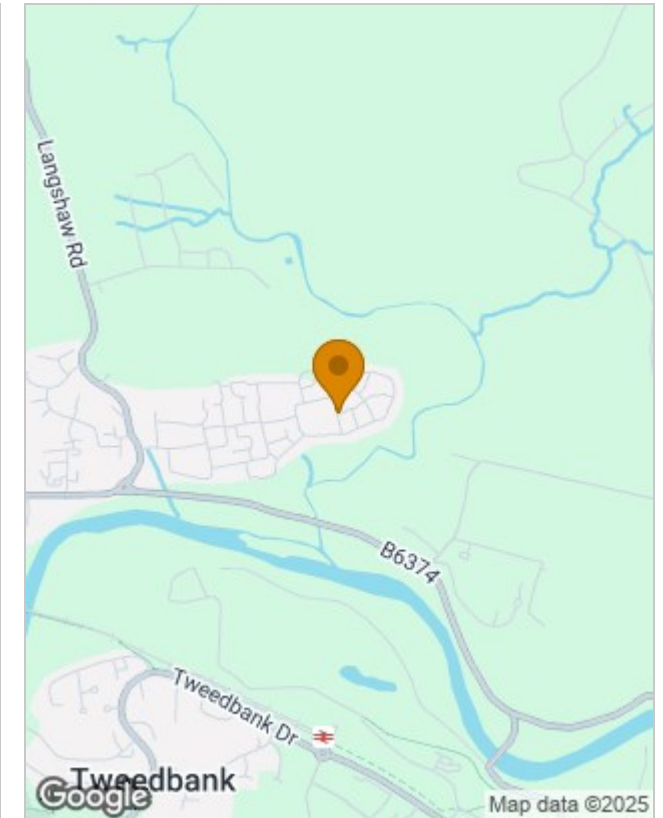


## Viewing

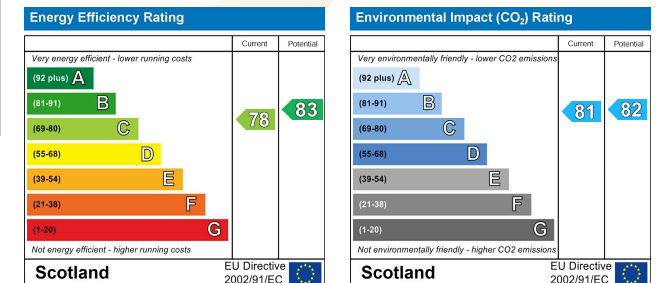
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



### Energy Performance Graph



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB