

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



3 Kilnknowe Place, Galashiels, TD1 1QT

Guide Price £70,000



3 Kilnknowe Place is a particularly attractive ground floor flat which is located in a popular area towards the outskirts of Galashiels, well placed for local amenities with good public transport links to the town centre. The entire flat has been completely upgraded and improved upon by the present owner, hence is in immaculate condition; boasting a modern, well planned kitchen and a lovely contemporary shower room. The lounge is of a good size and the double bedroom is spacious and benefits from built-in storage. This is the ideal property for those seeking a property which is ready to move into; either as a starter property or easily managed home to downsize to. Outside, there is a very well kept area of communal garden to the rear which includes an outhouse.



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Accommodation
Entrance Hall
Lounge
Modern Kitchen
Double Bedroom
Contemporary Shower Room

Gas Central Heating
Double Glazing

Well kept communal garden



Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

D

Viewings

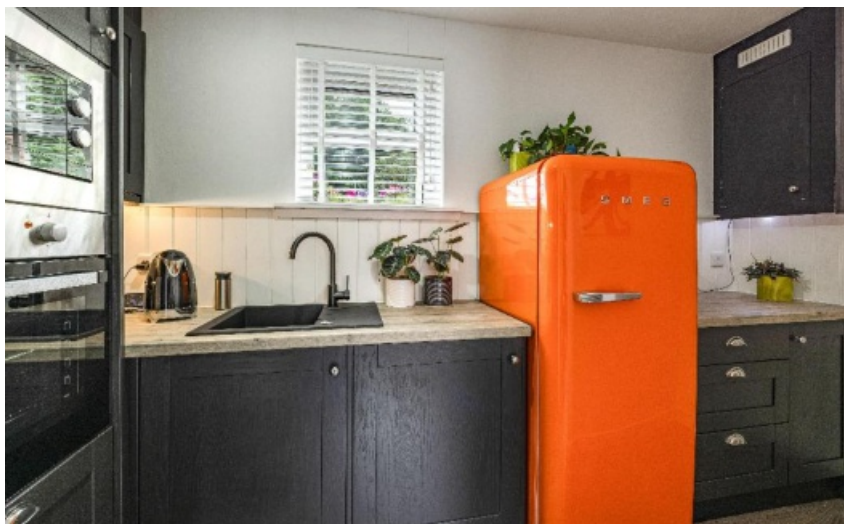
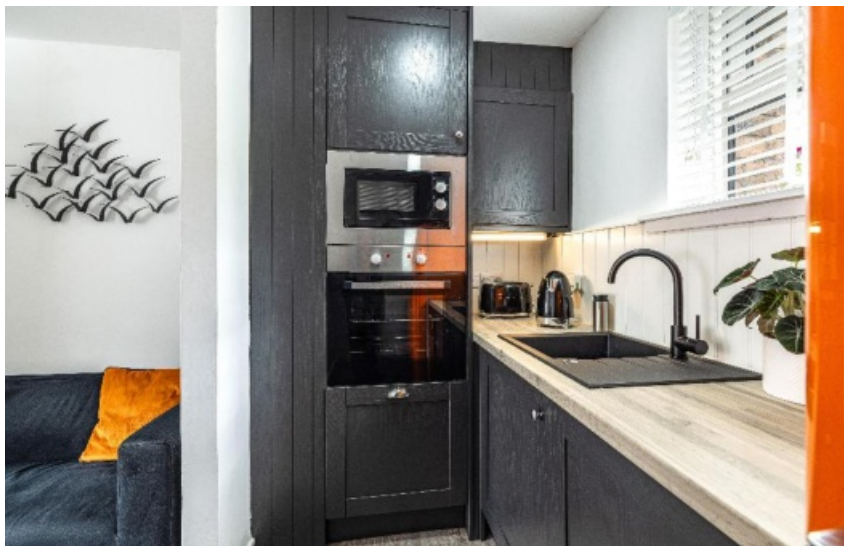
By appointment with the Selling Agent

Council Tax Band

A

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 38.1 sq m / 410 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113260)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.