



**22 Knoll Park Drive is a very well presented three-bedroom semi-detached house situated in a popular residential development on the Eastern fringes of Galashiels.**

**With a large number of amenities in the centre of the town, including a small convenience store, only a short walk away, the property has a generous enclosed garden to the rear with attractive backdrop of trees, driveway parking and a garage. The Borders**

**Railway which has stations at either Tweedbank or Galashiels closeby, offering excellent accessibility to Edinburgh.**

**Internally, the accommodation lies across two levels and comprises three bedrooms, an ensuite shower room, a bathroom, a sitting room, a kitchen and a downstairs wc. With gas central heating, the property also benefits from double glazing and good storage throughout providing a lovely home.**

**Externally, the property has private driveway parking for two cars to the front of the garage. Sitting in a large plot the spacious garden is enclosed and predominantly laid to lawn with a patio area providing an excellent space for more informal entertaining. Of particular note, is the positioning of the house on this development with the large backdrop of trees offering an excellent degree of privacy.**

**Most Border towns can be reached from this central location, with the A7 located nearby having direct routes to Edinburgh and Carlisle, along with the Borders General Hospital which is on the fringes of Melrose plus the Borders Railway closeby making this region more and more accessible for all.**

**Melrose 2.5 miles   Selkirk 7 miles   Edinburgh 35 miles   Tweedbank 2.0 miles  
(all distances are approximate)**

#### **Location:**

22 Knoll Park Drive sits within a popular development on the Eastern fringes of the principal Borders town of Galashiels. The development benefits from a small convenience store, which is particularly useful, but the town of Galashiels with a population of 12,000, offers a full range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include The Great Tapestry of Scotland, which has recently opened, Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a new Transport Interchange built primarily around the new train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way.

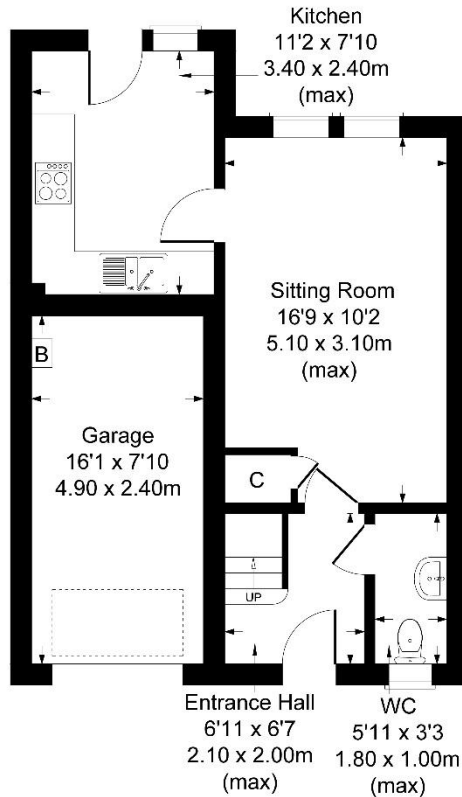
Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital, the largest hospital in the Scottish Borders is only four or so miles away, on the fringes of Melrose.

Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

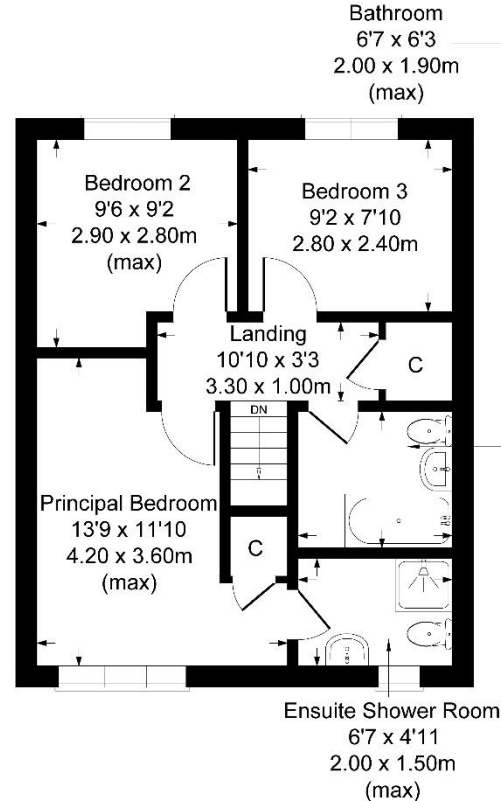
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.



## 22 Knoll Park Drive, Galashiels TD1 2EP



**GROUND FLOOR**



**FIRST FLOOR**

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2025



### Directions:

For those with satellite navigation the postcode for the property is: TD1 2EP  
Coming from the North take the A68 through Earlston until you reach the roundabout at the junction with the A6091. Take the second turning signposted Melrose and Galashiels, and continue past Melrose to the next roundabout then take the third exit onto the B6360 and the first left down and over the River Tweed onto the B6374. Follow this road until you reach the 30mph limit at Galashiels and turn right and then first right into the development. Proceed forward to the green and follow it round to the left and take the third turning onto Knoll Terrace, and continue over Kingfisher Grove and then turn right onto Knoll Park and follow the road round passing Knoll Park Avenue. The road then becomes Knoll Park Drive. Number 22 sits on your right-hand side.

Alternative route could be via the A7, into Galashiels and taking the Melrose Road East out of Gala and taking a left turn immediately after the 30 mph limit signs, and follow the above directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: D

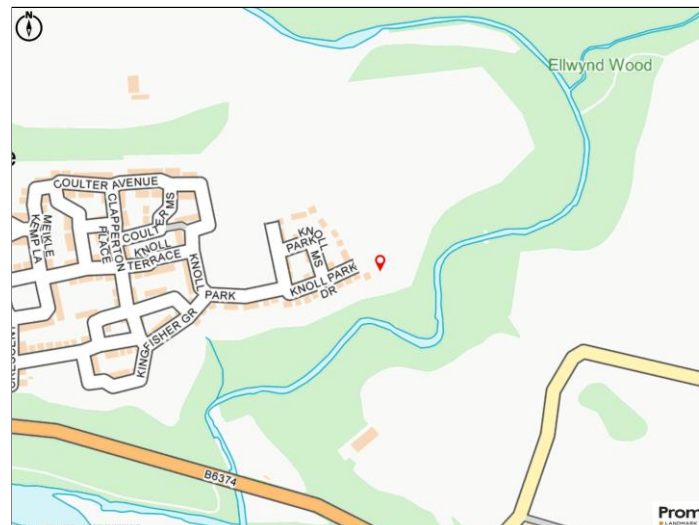
#### EPC Rating:

Current EPC: B83

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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