



24 Knoll Park is a very well presented four-bedroom end-terrace 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 and parking immediately to the front. The Borders Railway which has stations at either Tweedbank or Galashiels closeby, offer excellent accessibility to Edinburgh.

Internally, the accommodation lies across three levels and comprises four bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining kitchen and a downstairs wc. With gas central heating, the property also benefits from double glazing and Karndean flooring throughout the ground floor offering a lovely home.

Externally, the property has a charming, enclosed garden to the rear with lawn and decking which provides an excellent space for informal entertaining. With access down the side to the front, there is also a large garden shed, and parking directly opposite the property.

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:

24 Knoll Park 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.

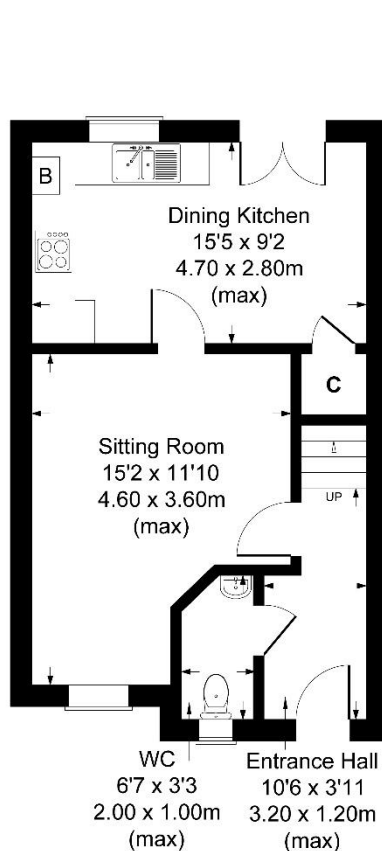
Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital, 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.

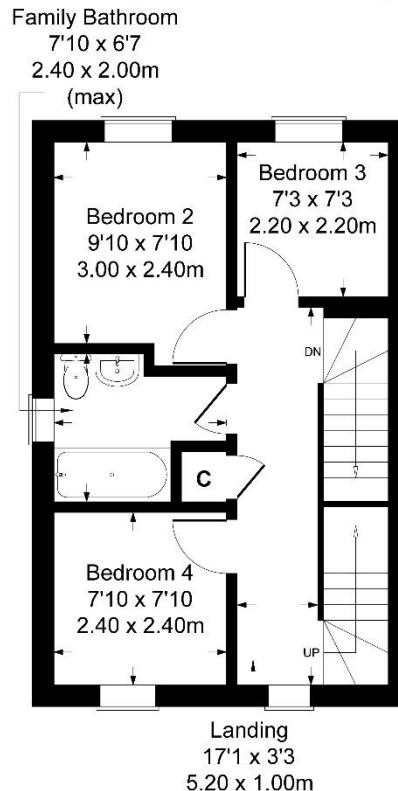
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.



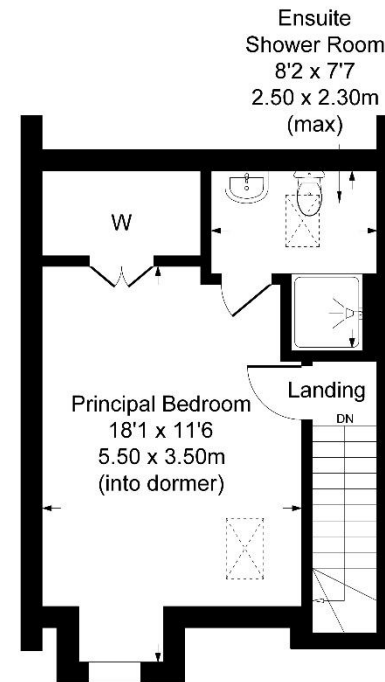
24 Knoll Park, Galashiels, TD1 2TF



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2025



Directions:

For those with satellite navigation the postcode for the property is: TD1 2TF
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 forward. Keep going until you reach Knoll Park and bear round to the left. Follow the green round and turn first right into Knoll Park. Number 24 is the first property on the left. 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

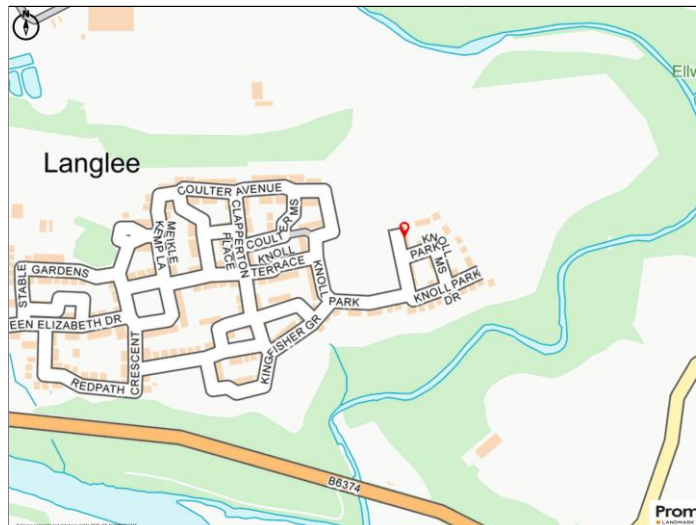
EPC Rating:

Current EPC: B81

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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