



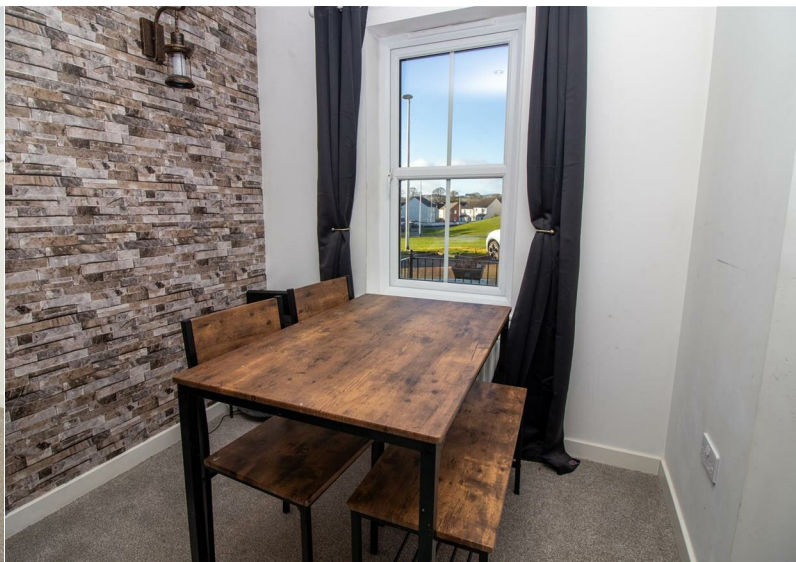
BANNERMANBURKE

PROPERTIES LIMITED



30 Knoll Park, Galashiels, TD1 2TF
Offers In The Region Of £210,000

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■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ WC ■ MASTER SUITE WITH ENSUITE SHOWER ROOM ■ 3 FURTHER BEDROOMS ■ BATHROOM ■ ENCLOSED REAR GARDEN WITH DECKING & SHED ■ FAMILY FRIENDLY LOCATION WITH LOVELY VIEWS ■ EPC RATING B

We are delighted to bring to market this lovely four bedroom, three bathroom townhouse arranged over three floors offering versatile family living. The property benefits from gas central heating and double glazing throughout, along with an enclosed rear garden with lawn, shed and decking area, ideal for outdoor enjoyment. Situated in a popular residential area favoured by families, the home is conveniently located close to a play park and offers ample on street parking.

The Town

Situated on the Gala Water in rolling Borders Countryside, Galashiels is a bustling town boasting a variety of speciality shops, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities, including rugby, football, and golf. With good road links, Galashiels is well placed for commuting to Edinburgh with Galashiels train station direct to Edinburgh Waverley.

Travel

Edinburgh 35 miles, Hawick 18 miles, Selkirk 7 miles, Peebles 18 miles

Situated on the A7 which provides a through-route north to Edinburgh and south to Carlisle and the M6. Rail links are available at Galashiels, Edinburgh, Carlisle and Berwick-Upon-Tweed. The nearest International Airport is located in Edinburgh.

The Property

Entered via a uPVC double glazed front door into a welcoming hallway with carpeted stairs rising to the upper floors and access to the principal ground floor rooms. A conveniently positioned WC is located to the front of the property, fitted with a WC and wash hand basin, vinyl flooring and an opaque window providing natural light.

From the hallway, a door leads through to the sitting room, which enjoys lovely views via a double glazed window to the front and offers ample space for comfortable furnishings. The room flows naturally through to the kitchen at the rear, creating a practical and sociable layout.

The kitchen is positioned to the rear of the property with a double glazed window overlooking the garden and French doors opening directly onto the outdoor space. Designed to accommodate dining furniture, the kitchen is fitted with a good range of grey high gloss wall and base units with laminate worktops and upstands. Integrated appliances include a fridge freezer, dishwasher, electric oven and four burner gas hob with stainless steel splashback and chimney style extractor hood. There is also space and plumbing for a washing machine, along with a stainless steel one and a

half bowl sink and drainer. The Ideal gas boiler is neatly housed within a cupboard.

The first floor landing features a carpeted floor and attractive balustrade, with access to three bedrooms and the family bathroom. A useful linen cupboard for additional storage is also located on this landing. All bedrooms are presented in neutral décor and include carpeted flooring and ceiling light fittings. The family bathroom comprises a bath, WC and wash hand basin with a mirrored cabinet over, vinyl flooring and an opaque window to the side of the property.

A further staircase rises to the top floor, benefitting from a window to the front which allows natural light to the stairwell. The top landing provides access to the master suite with ensuite shower room. This room spans the full length of the top floor and enjoys excellent natural light from a double glazed window to the front along with Velux style windows to both the front and rear. Built in wardrobes are a handy addition and the room has a lovely timber effect feature wall, access to the eaves and roof space, and a ceiling light fitting. An ensuite shower room completes the suite, fitted with a WC, wash hand basin and shower enclosure with grey tile effect boarding and chrome shower fittings. A Velux style window and a heated towel rail finish the look.

Room Sizes

Sitting Room 4.6 x 3.6

Kitchen 4.7 x 3.0

WC 1.0 x 2.0

Bedroom 2.4 x 2.4

Bedroom 2.4 x 3.0

Bedroom 2.3 x 2.2

Bathroom 2.9 x 2.0

Master Bedroom 3.5 x 6.9

Ensuite 2.3 x 1.8 (into shower 2.5)

Externally

The property is accessed via a gate to the front, bounded by wall and railings, this space provides a nice seating area. To the rear of the property, the enclosed garden has an area laid to lawn which is complemented by a generous decking area, ideal for outdoor seating. A large shed provides additional storage, and gated side access is available. The garden can also be accessed directly from the kitchen via the French doors which open onto a small patio area.

Directions

Heading out of Galashiels on the B6374 take the first exit from the roundabout onto Easter Langlee then take a right on to Queen Elizabeth

Drive then straight onto Queen Elizabeth Square and then Knoll Terrace, drive straight through and continue on. Take a left on to Knoll Park and continue round and down to the right and the property is on the left.

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Sales & Other Information

Fixtures & Fittings

All floor coverings, carpets, light fittings and integrated appliances included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

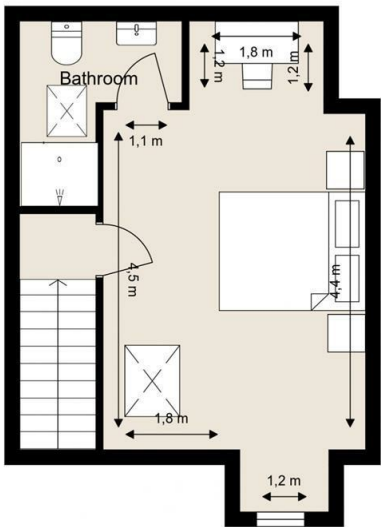
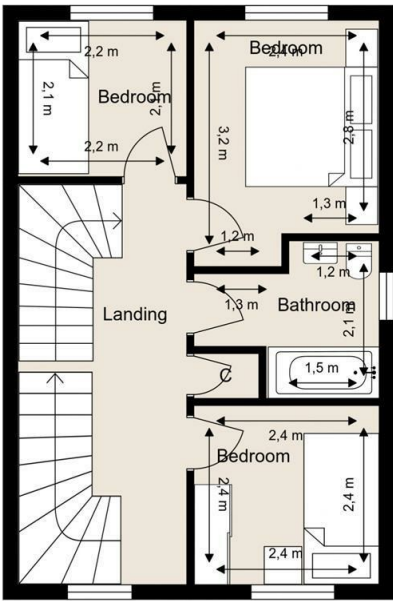
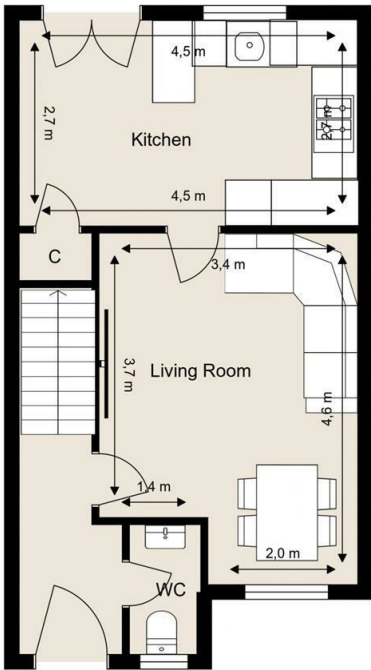


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	85
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	82	83
Scotland	EU Directive 2002/91/EC	



30 Knoll Park, Galashiels



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