



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



2 Kingsknowe Gardens, Galashiels, TD1 3BY

Guide price £365,000



3



2



2



3



2 Kingsknowe Gardens Galashiels, TD1 3BY

- Detached Bungalow
- Recently Refurbished & Extended
- Large Driveway
- Easily Maintained Gardens
- Ideal Downsizing opportunity
- Immaculately Presented
- 3 Bedrooms (Principal En-suite)
- Garage
- Sought-After Location
- Quiet cul-de-sac

2 Kingsknowe Gardens is a beautifully presented three-bedroom detached bungalow situated in a sought-after residential area on the outskirts of Galashiels. Tucked away in a peaceful cul-de-sac, this spacious and stylish home offers modern living with well-proportioned rooms complimented by modern contemporary finishings and an excellent outdoor entertaining space. The property has recently been upgraded by the current owners to provide a turn-key home in a rarely available location. The property further benefits from a large gravelled driveway and garage. Early viewing is highly recommended to fully appreciate all that this home has to offer.

ACCOMMODATION

ENTRANCE VESTIBULE - HALLWAY - LOUNGE - DINING KITCHEN - GARDEN ROOM - PRINCIPAL BEDROOM SUITE (WITH EN-SUITE SHOWER ROOM) - 2 FURTHER DOUBLE BEDROOMS - SHOWER ROOM -



Internally

Upon entering the property you are welcomed into a bright vestibule and hall, leading through to the main living spaces. The layout comprises three bedrooms, a modern shower room, a spacious lounge, an impressive open-plan dining kitchen with garden room off and a very generous master bedroom suite with an en-suite shower room and French door access to the rear garden.

Kitchen

The impressive open-plan dining kitchen is finished to a high standard with sleek high-gloss wall and base cabinetry overlaid with stone-effect worktops incorporating a composite 1.5 bowl sink with mixer tap. Integrated appliances include an electric double oven and 5-burner gas hob with chrome chimney style extractor hood. There are freestanding appliance spaces for a dishwasher, washing machine and tall fridge/freezer. The large peninsula provides a perfect space for cooking and entertaining, with bar seating for casual dining. The room is complemented by a neutral colour palette, stylish shelving, and ample workspace. The dining area is equally striking, featuring modern décor, statement lighting, and direct access to the garden room.





Bathrooms

The main shower room is a beautifully designed contemporary space, finished to a high standard with sleek and practical features. It boasts a large walk-in shower enclosure with a modern rainfall showerhead, enclosed in a frameless glass door for a clean and minimalist look. The white ceramic basin is set against a glossy splashback, complemented by a stylish black matte tap. A wall-mounted mirrored cabinet provides ample storage, and the chrome towel radiator ensures warmth and comfort. The closed coupled WC is fitted with a Japanese style multi-function toilet seat, adding a splash of luxury. Thoughtfully designed wooden shelving offers additional storage for towels and toiletries, while the grey-toned flooring ties the space together seamlessly.

The en-suite shower room is equally impressive, featuring a walk-in shower with striking black speckled shower panels, adding a touch of luxury. The frameless glass enclosure enhances the sense of space, while the modern rainfall shower ensures a spa-like experience. The white pedestal sink is paired with a chrome tap, and a wall-mounted mirrored cabinet provides convenient storage. The close-coupled toilet has also been fitted with a Japanese style multi-function toilet seat for added comfort. Additional features such as wooden towel racks, floating shelves, and a chrome towel radiator complete the room, making it both stylish and functional.

Externally

The property benefits from private gardens to the front and rear. The front garden is largely laid to lawn with mature shrubs and incorporates a large gravelled driveway providing ample parking for several vehicles and access to the garage. There is an external power source for electric car charging.

The private rear garden is a beautifully landscaped and functional outdoor space, thoughtfully arranged over two levels to create distinct areas for relaxation and socialising. Accessible via French doors from both the master bedroom and sunroom, the timber decking area provides the perfect spot for enjoying a morning coffee or evening drinks. The raised pergola seating area provides a cosy, year-round outdoor dining or lounge space. The upper tier of the garden offers a more elevated, private retreat perfect for unwinding with a book during the summer evenings.

Outbuildings

There is a very generous single garage accessed via a metal up-and-over door to the front and also a door to the side providing great access for garden furniture / tools etc. The garage benefits from mains power and lighting providing an ideal workshop space.

Location

Galashiels is the largest of the 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

Council Tax

Council Tax Band E.

Fixtures & Fittings

All fitted carpets, floor coverings, blinds are to be included within the sale. Freestanding appliances may be available by separate negotiation.

Services

All mains services, gas central heating and double glazing.

Viewings

Strictly By Appointment Only via the Selling Agent..

Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



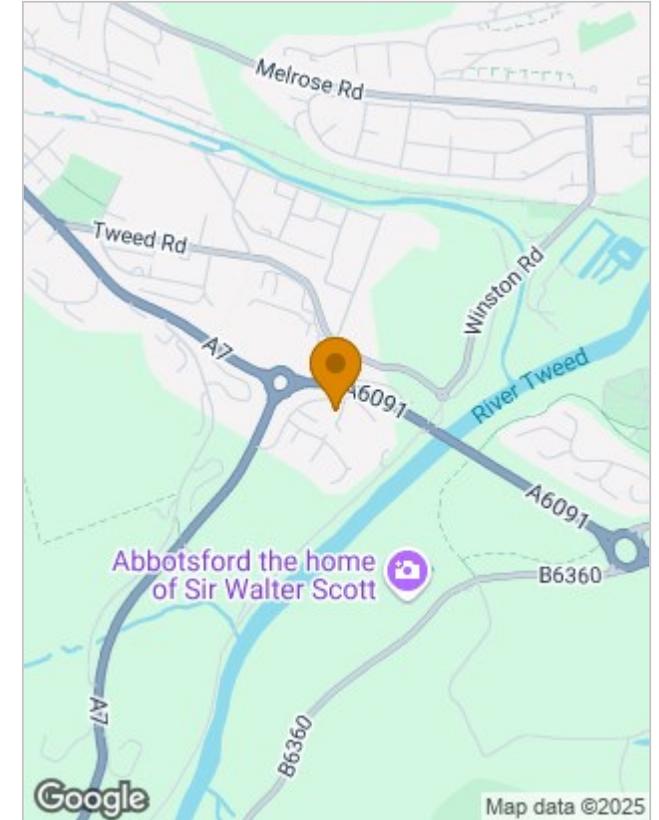
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

