



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

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49 Kilknowe Place, Galashiels, TD1 1RH

Guide price £180,000





# 49 Kilnknowe Place Galashiels, TD1 1RH

- Semi Detached Family Home
- Private Enclosed Gardens
- Train Station Nearby
- Walking Distance to Town Centre
- Lovely Views
- 4 Bedrooms
- Very Well-Presented
- Highly Sought After Location
- Ideal Family Home
- Excellent Local Schooling

We are delighted to bring to market this immaculate semi-detached 4 bedroom property located in a popular residential location close to Galashiels town centre. The property boasts bright, well proportioned accommodation and private gardens. The property was significantly enhanced in 2014 with a well-planned extension, transforming it from a three-bedroom into a spacious four-bedroom family home.

The property is situated close to a variety of local amenities including local shops, cafes and restaurants with Galashiels town centre within easy walking distance, including the Galashiels Railway Station and Transport Interchange. A great range of schooling is available nearby as well as the Galashiels Academy.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - FOUR BEDROOMS - BATHROOM -



### Internally

Upon entering the property on the mid-level, you are welcomed into a central hallway with two bedrooms off. The hallway provides then access to the main living accommodation via a staircase to the first floor and additional bedrooms and bathroom on the lower ground floor.

On the first floor, the spacious lounge is bathed in natural light, creating a warm and inviting atmosphere, perfect for both relaxing and entertaining. The lounge also benefits from stunning views over the surrounding countryside. Adjacent to the lounge is the very well-proportioned kitchen/dining room which forms the heart of the home. Generously proportioned, this space comfortably accommodates a dining table and benefits from a functional layout, making it ideal for everyday family living as well as hosting guests.

On the lower ground floor, the property continues to impress with two further bedrooms, both of which benefit from built-in storage. These rooms are well-proportioned and enjoy a good degree of privacy, making them ideal for family members or guests. The accommodation is completed by a centrally located bathroom, fitted with a modern three-piece suite and tasteful decor.

### Kitchen

The dining kitchen is an excellent family space ideal for meals and entertaining. The kitchen itself is well-appointed with a comprehensive range of wall and base units, providing ample storage and a practical layout for everyday use. These are complemented by laminated worktops, offering generous preparation space and a clean, modern finish. A 1.5 bowl stainless steel sink with drainer is inset, adding both convenience and functionality.

Integrated appliances include an electric oven and gas hob with overhead extractor hood. There are under counter spaces for both a dishwasher and washing machine. There is also a space for a tall fridge / freezer. The kitchen also benefits from an excellent larder cupboard providing an abundance of storage.

### Bathroom

The modern family bathroom is fitted with a three piece suite including WC, vanity wash hand basin and bath with overhead shower and laminated splashbacks.





### Externally

The rear garden is a particularly attractive feature of the property, offering multiple well-defined areas that cater perfectly to a variety of uses. Immediately accessed from the back door is a charming decking area, ideal for positioning outdoor furniture and enjoying al fresco dining during the warmer months. This space provides a wonderful setting for entertaining guests or relaxing with family.

Beyond this, the garden continues with two separate sections laid with low-maintenance artificial lawn, creating a practical yet visually appealing environment that can be enjoyed year-round. These areas are perfectly suited for children's play, pets, or simply unwinding outdoors without the upkeep of natural grass.

The garden is further enhanced by a paved section, adding additional versatility for seating or storage, and is complemented by a useful timber shed, providing convenient outdoor storage.

To the front of the property, there is also a generous decking area, offering an additional outdoor seating space.

### Location

The property is located within a very popular residential area where local amenities are readily available nearby. There is a regular bus service which runs daily with a bus stop located in close proximity to the property. More comprehensive amenities are readily available a short distance away in Galashiels town centre including Galawater Retail Park and Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

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.

### Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

### Services

All mains services are present.

### Council Tax

Council Tax Band B.

### Viewings

Viewings are strictly by appointment via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website.

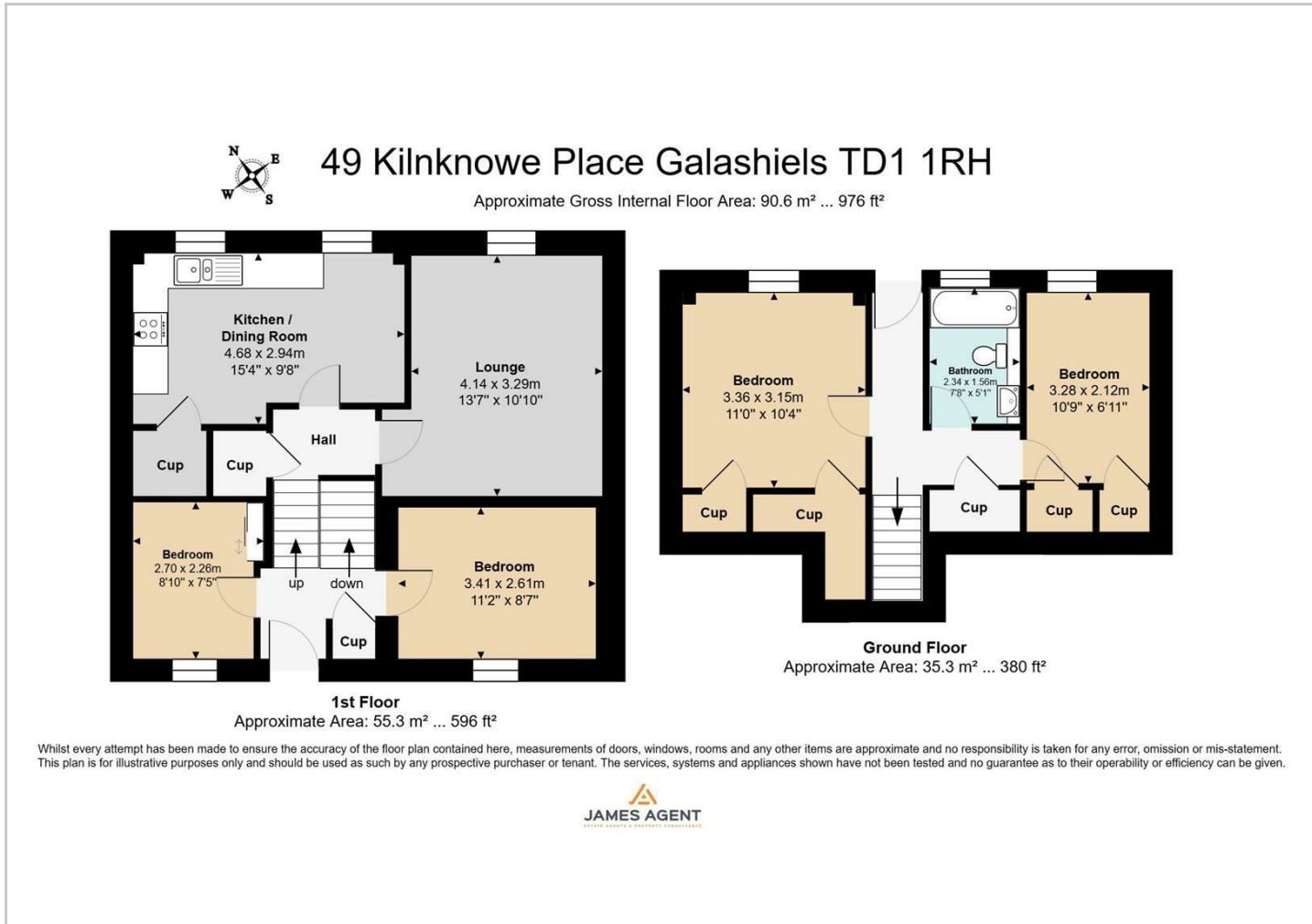
### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to Lodge a Formal Note via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





## Floor Plans



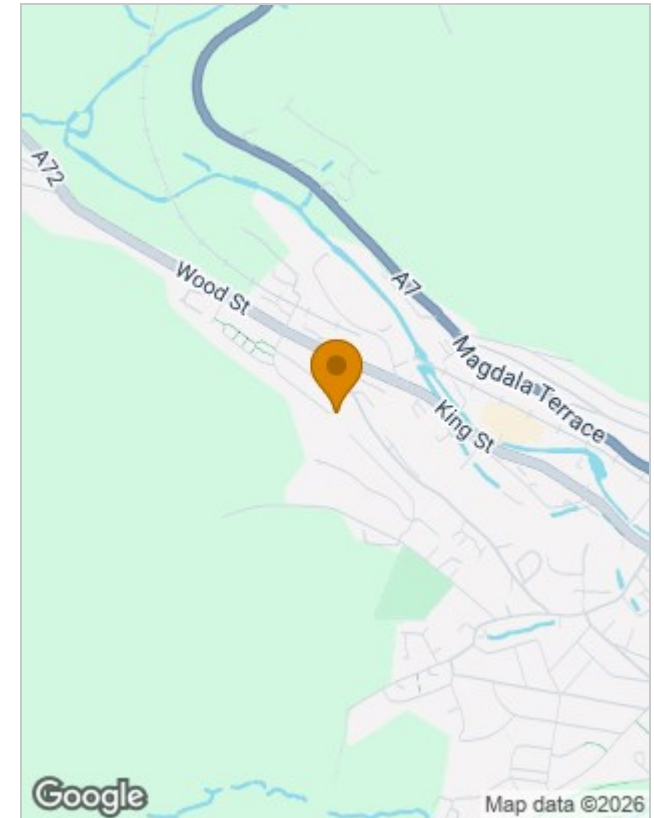
## Viewing

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

