





Guide price £115,000

# 56 Kingsknowes Village Galashiels, TD1 3EU

- Immaculate Retirement Apartment
- One Bedroom
- Modern Fixtures & Fittings
- Communal Gardens & Parking
- Over 50's Retirement Village
- Private Balcony
- Upper Apartment
- Ideal Downsizing Opportunity

We are delighted to bring to the market this very well-presented one bedroom apartment located in a very popular over 50's retirement village on the outskirts of Galashiels. The property has recently been refurbished to a high standard by the current owner to create a stunning home in move-in condition. The village boasts a vibrant community with on-site warden, communal lounge, landscaped gardens and parking.

The property is situated close to a variety of local amenities including Galashiels Rugby and Football Club. Galashiels town centre is within walking distance, with transport links including the Galashiels Railway Station and Transport Interchange.

## ACCOMMODATION

- ENTRANCE HALLWAY - LANDING - LOUNGE - KITCHEN - SHOWER ROOM - DOUBLE BEDROOM - BALCONY -



### Internally

The property is entered at ground level into a welcoming vestibule, a staircase leads to the first floor landing with direct access to the private balcony. The lounge is set to the rear of the property with a south facing aspect. The kitchen is accessed via the lounge and benefits from modern, good quality, fixtures and fittings. The shower room is also newly completed with walk-in shower cubicle. There is a double bedroom with built-in wardrobes.

### Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with good quality laminated worktops incorporating a stainless steel 1.5 bowl sink with mixer tap. Integrated appliances include electric oven, electric hob and extractor hood. There is also undercounter spaces for a freestanding washing machine, fridge and freezer.

### Shower Room

The shower room is fitted with a three piece suite including WC, vanity wash hand basin and electric shower with laminated splashbacks.

### Externally

There is a beautiful private balcony set to the front of the property making for an ideal place to relax and unwind. The balcony is accessed directly from the hallway via a double glazed door with side lights.

The Kingsknowes Village is surrounded by communal landscaped gardens laid to a mixture of lawn, shrub beds and patio areas. There is dedicated residents parking and ample visitor parking on-site.



#### Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

#### Services

Mains water, electricity and drainage.

#### Location

The property is located within a very popular over 55's development on the outskirts of Galashiels. Galashiels has a wide range of local amenities including supermarkets, retail shops, bars and restaurants. There is a regular bus service which runs daily with a bus stop located directly behind the property.

Galashiels is one of the largest 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 Band

Council Tax Band B.

#### Home Report

A copy of the Home Report can be downloaded from our website 24/7.



#### Viewings

Strictly by Appointment Only via James Agent.

#### Offers

All offers should not be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest 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

### 56 Kingsknowes Village, Galashiels, TD1 3EU

Approximate Gross Internal Floor Area: 57.2 m<sup>2</sup> ... 615 ft<sup>2</sup> (excluding balcony)



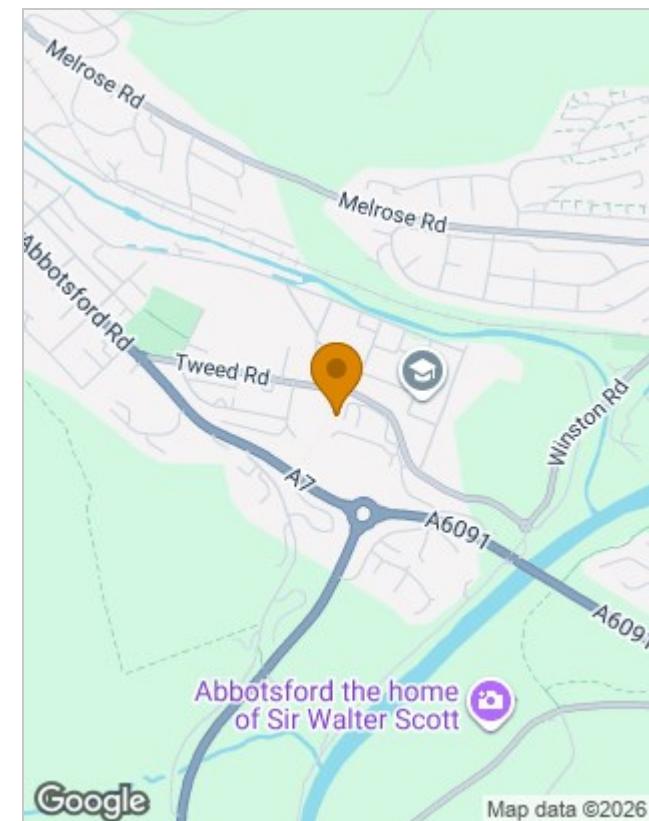
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph

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		
(0-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.