



38 Knoll Park, Galashiels, TD1 2TF

Guide price £270,000





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- Modern Detached House
- Large Family Kitchen
- Beautifully Landscaped Gardens
- Driveway & Garage
- 4 Bedrooms (One En-suite)
- Utility Room & WC
- Lovely Timber Summerhouse
- Popular Residential Location

This immaculately presented 4 bedroom detached family home occupies a quiet position within the ever popular Melrose Gait Development, located on the outskirts of Galashiels and close to Melrose. The property offers modern fixtures and fittings, generous gardens, driveway and detached garage. The development boasts a local convenience store and provides the perfect base for local transport links, including the Galashiels Interchange and Tweedbank Railway Station, and benefits from a wide range of local amenities available in Galashiels town centre.

- ENTRANCE HALLWAY - LOUNGE / DINING ROOM - KITCHEN/FAMILY ROOM - WC - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM - 3 FURTHER BEDROOMS - FAMILY BATHROOM - DETACHED SINGLE GARAGE -



Internally

Upon entering the property, you are greeted by a welcoming entrance hall providing access to all ground floor rooms. The generously sized lounge with double aspect windows, is flooded with natural light and is perfect for family gatherings or simply enjoying a quiet evening in. There is a generous kitchen with a flexible area that could have a variety of uses. There is a separate utility room off the kitchen which has room for a washing machine and has direct access to the garden. There is also a handy downstairs cloakroom. To the first floor, there is the principal bedroom with en-suite facilities, three further bedrooms and the family bathroom.

Kitchen

The modern and well-equipped dining kitchen is a real hub of the home fitted with a good range of wall and base cabinetry overlaid with stone-effect laminated worktops with an inset stainless-steel sink unit. Integrated appliances include an electric oven, gas hob and cooker hood. There are freestanding appliance spaces for a fridge/freezer and dishwasher. There is a separate carpeted area that is currently used as a seating area but could equally be used as a dining area with the patio doors leading on to the garden area.

Bathrooms

The family bathroom is both stylish and functional, featuring a modern 4-piece suite including WC, basin and bath with mixer shower and tiled splashbacks.

The en-suite is fitted with a WC, basin and large tiled shower enclosure with mixer shower.

The ground floor cloakroom is fitted with a WC & pedestal basin.



Fixtures & Fittings

All fitted carpets, floor coverings, fitted blinds, light fittings and integrated appliances are to be included within the sale.

Services

All mains services, Double Glazing and Gas Central Heating.

Council Tax

Council Tax Band F.

Viewings

Strictly By Appointment via James Agent.

Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.

Externally

The front garden which overlooks an open green area is enclosed by a stone wall & metal fence & gate. It is mostly laid to lawn with raised beds with a variety of flowers and plants.

There is an integral garage to the side of the property with a driveway with parking for up to two vehicles.

The rear garden has been extensively landscaped to create a picturesque outdoor space. It features a lawn with several trees planted throughout. There is a paved patio perfect for al fresco dining, beautiful plants and shrubs and a charming timber summer house - an idyllic spot for relaxation and entertainment.

Outbuildings

There is an integral single garage accessed via a metal up-and-over door. The garage benefits from mains power and lighting.

There is a timber summerhouse which is also to be included within the sale.

Location

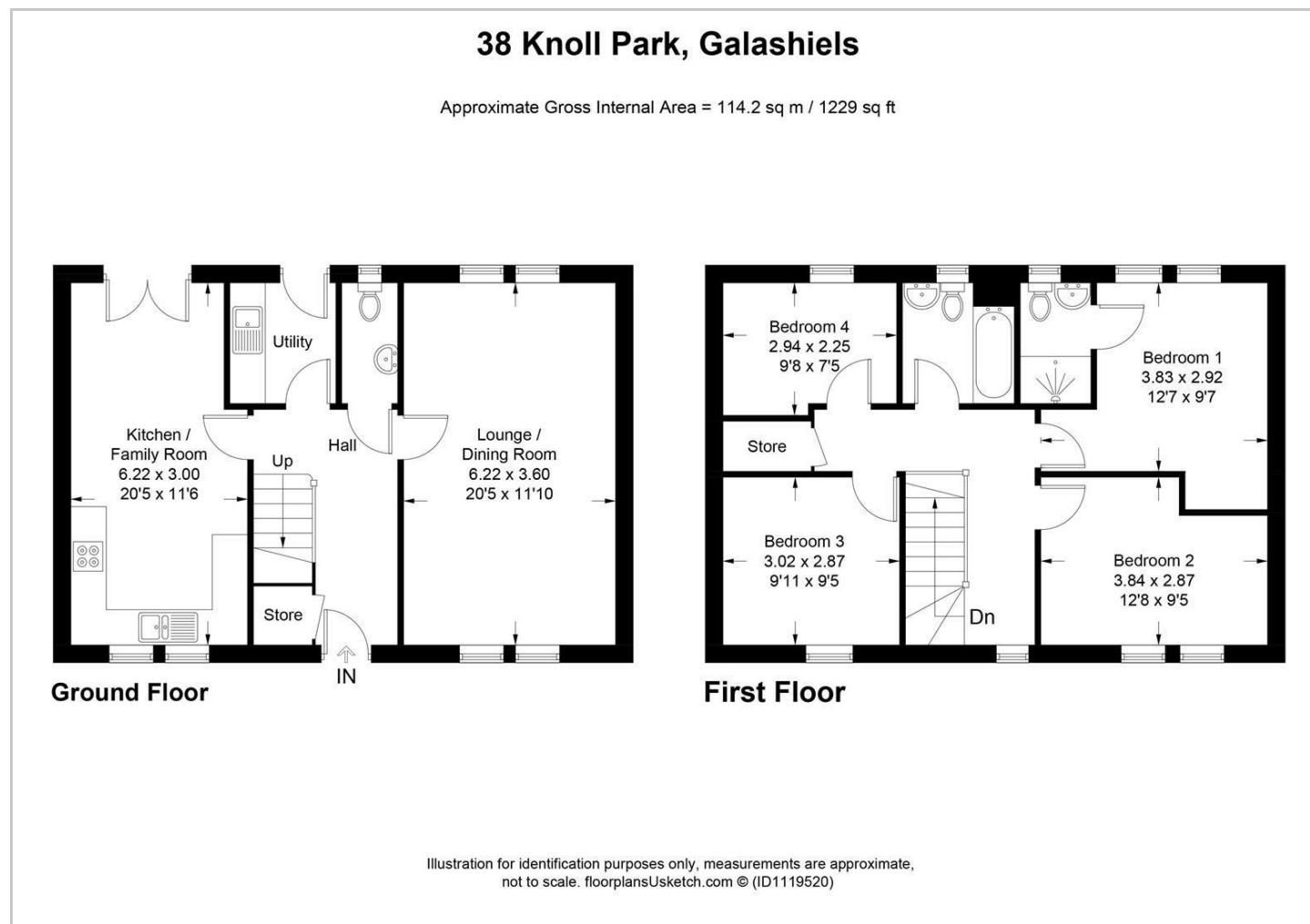
The property is located within a very popular residential area on the outskirts of Galashiels, and close to the town of Melrose. Galashiels has a wide range of local amenities including supermarkets, retail shops, bars and restaurants. There is a regular bus service which runs daily with a bus stop located near the entrance to the development.

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.





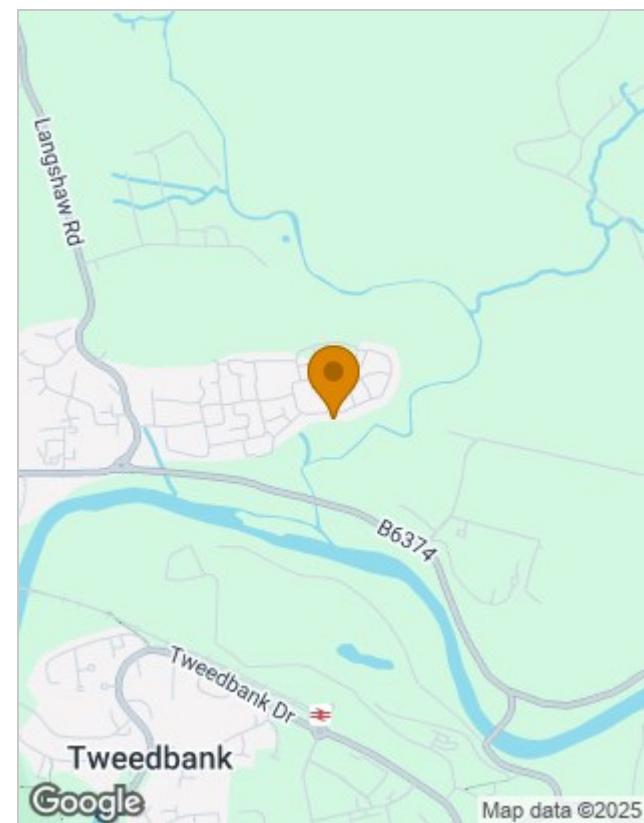
Floor Plans



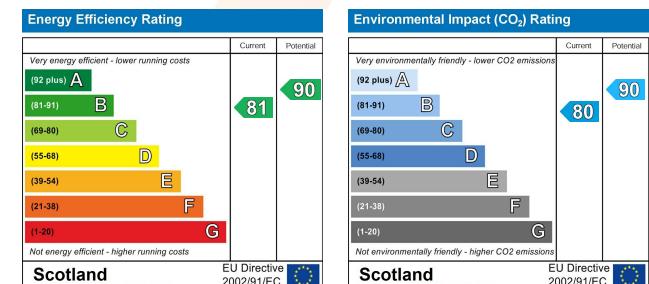
Viewing

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

Location Map



Energy Performance Graph



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.