



## 18 KINGSKNOWE PLACE GALASHIELS TD1 3JF



Semi-detached family home in excellent location with lovely views

- HALL
- LOUNGE/DINING ROOM
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING
- EASILY KEPT TWO TIER GARDEN

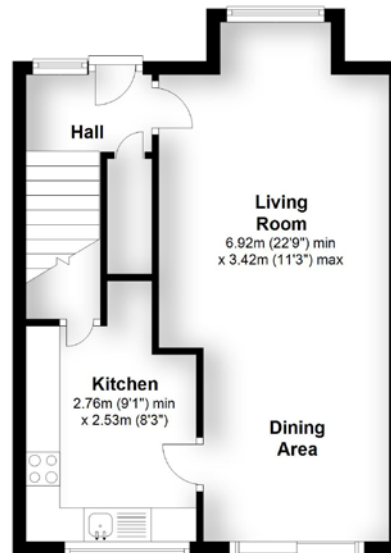
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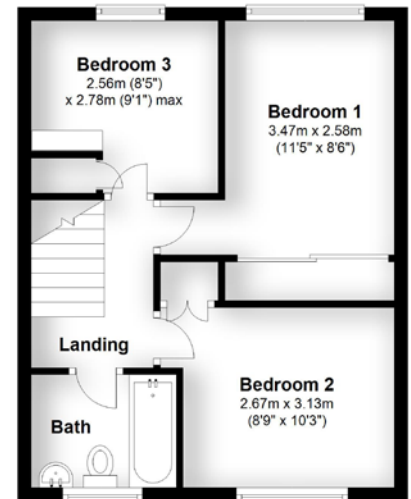




**Ground Floor**



**First Floor**



## DESCRIPTION

Tucked to the far end of Kingsknowe Place, this semi detached property provides an excellent family home with a stylish feel, several pleasing features and well proportioned accommodation. The hall includes a walk in cupboard giving good storage and also leads to the bright and spacious open plan lounge/dining room, which has attractive flooring, lovely light fittings and a fireplace with gas fire. There is a box bay window to the front and patio doors to the rear in the dining section, which in turn takes you through into the well planned kitchen. White moulded doors on the upper landing lead to the bedrooms and contemporary bathroom, which has a white suite and a mains shower attachment to the taps. Bedroom one has large built in wardrobes, bedroom two has lovely views to the rear and the third bedroom, a single, is ideally suited as a study or child's room.

The position gives the house a surprising sense of privacy as well as fine open views. The front garden is gravelled and used as off road parking. At the rear the easily kept garden is set over two levels, with steps down to the bottom section which houses a shed.

Included in the sale will be all carpets and floorcoverings, any blinds, all light and bathroom fittings.

## LOCATION

The Kingsknowe development lies on the fringes of the central Borders town of Galashiels, enjoying easy access to the A7 and just a few minutes drive for the railway terminus at Tweedbank. Galashiels is ideally placed for travel to many of the principal towns and villages in the region, along with many of its major employers, and is becoming increasingly popular with the commuter due to its proximity to Edinburgh city centre which lies around 32 miles distant and can be reached within approximately a one hour drive by car or train. There is a wide and varied range of retail outlets, bars and restaurants in Galashiels along with a good variety of recreational and sporting activities.

## DIRECTIONS

Heading out of town south bound take the second exit off the first major roundabout, then turn left into the development. Kingsknowe Place is the second turn on the right; number 18 lies at the farmost end on the right hand side.

**EPC: C**



Enterprise House,  
Strathkelvin Place,  
Kirkintilloch, Glasgow G66 1XQ  
Phone: 0141 249 0180

In partnership with



Galamoor House,  
Netherdale,  
Galashiels TD1 3EY  
Phone: 01896 758081

## Contact

T: 01896 475536

F: 01896 751838

E: [jamiedewar@millerstewart.com](mailto:jamiedewar@millerstewart.com)

[www.millerstewart.com](http://www.millerstewart.com)

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