

Edingtons WS



*14 Kilnknowe Place
Galashiels
Guide Price £125,000*

14 Kilnknowe Place is a mid terraced ideal family starter home located within an increasingly popular residential area set towards the western edge of the town in an elevated position enjoying lovely views over Buckholm Hill to the front and open countryside to the rear. The property which is split level in style has been nicely decorated by the present owners and boasts a good sized area of garden ground to the front and a fully enclosed garden to the rear complete with paved patio area, lawn, shed and a large decked patio area. It also has a well proportioned, spacious layout with the added benefit of GCH and full double glazing. There is a park and local convenience store located close by and there is good public transportation into the town centre which is also only a 20 min walk away. From Galashiels town centre follow the A72 Peebles road out of the town for approx 1 mile. Turn left into Kilnknowe Place just after the Wood St convenience store and no 14 is on the right hand side of the road. There is good on street parking to the front of the property.

Accommodation

Ground Floor

Hallway

Entered by an attractive wood effect UPVC half glazed door .Gives access to Bedroom 1, Bedroom 2, Bathroom, Linen Cupboard and large cloak cupboard. The stairs which are carpeted and fitted with pine banister rails lead to half landing , upper landing and 1st floor accommodation. Smoke detector.

Bedroom 1 4m(wp) x 3.12m

This is a lovely double room, set to the front of the property and decorated in dusky pink tones and finished with neutral carpeting. Window, radiator, TV point, Telephone point.

Bedroom 2 3.8m x 3.24m

Also set to the front of the property this room is a compact double or generous single and ideal for a kids bedroom or office. It is decorated in dusky pink tones and finished with neutral carpeting. It has a fitted wardrobe with pine louvered doors, window and radiator.

Bathroom 1.91m x 1.81m

Bright and freshly decorated room with ample white tiling to splash backs and finished with light beech effect laminate flooring. It is fitted with a white 3 piece suite of WC, wash hand basin and bath with over bath mixer shower. There is a chrome vertical radiator/towel rail and frosted window for light and ventilation.

Bedroom 1



Bathroom



7 stairs lead up to half landing which gives access to Bedroom 3, WC and rear garden via double sliding patio doors.

Bedroom 3 3.45m x 3.20

This lovely peaceful double bedroom is set to the rear of the property and is decorated in pale blue tones and finished with neutral carpeting. It also has a window and radiator.

WC 1.78m x 0.78m

This useful and ideal addition to any family home is decorated in neutral tones and finished with light laminate flooring and is fitted with a white 2 piece suite of WC and small wash basin. There is also a radiator and frosted window for light and ventilation.

Stairs lead up to first floor landing(2.04m x 1.08m) which is large enough to have as a small study area. It has also a very large cupboard housing the central heating combi boiler which is finished with a pine louvered door. Door to lounge/dining room.

Lounge/Dining Room 6m x 3.93m

This is a super bright room decorated in neutral tones and finished with plain cornicing to the ceiling. It is very well lit by two floor to ceiling windows to the front plus a large picture window to the rear. The dining area is set next to the kitchen and the lounge section has a pine fireplace and electric fire. The room is well heated with 2 radiators, has a TV point and door to kitchen.

Kitchen 3.27m x 3.15m

The kitchen is well fitted with medium oak units, generous work surfaces, integrated gas hob, electric oven, microwave, extractor fan and is finished with tiling to splash backs and practical vinyl flooring. The one and a half stainless steel sink and drainer is set under the large front facing window giving superb outlooks and there is a large walk in pantry with a pine louvered door. Radiator. Hatch to attic. Freestanding fridge freezer, washing machine and dishwasher are included in the sale price. Downlighting.

Lounge



Kitchen

**Outside**

A shared concrete pathway leads from the street up to the property. The front garden is laid to lawn and edged with borders and is completely enclosed with fencing. There is an outside store, a paved bin store and a shed.

The rear garden is also completely enclosed by fencing and backs on to open fields. There is a very private mono blocked patio area through the patio doors off the half landing. Then steps lead up to a large expanse of decking and a large garden shed. Beyond the decking there is a good sized grass area with clothes poles.

Services

Mains water, drainage, gas and electricity.

Council tax

Band B

Viewing

Contact the selling agent

Entry

By arrangement through the selling agents

Offers

Guide price of £125,000 is invited

Extras

All floor coverings. All light and bathroom fittings. All blinds, curtains and poles. All white goods in kitchen. Electric fire in lounge. Both garden sheds. Wardrobes in Bedrooms 1 and 2.

Other furniture may be available under separate negotiation.

Rear of property



Grassy area of rear garden to fields beyond



View from front of property over Buckholm Hill

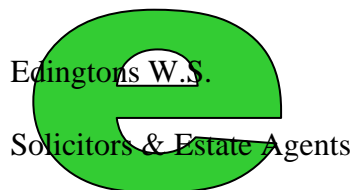


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All measurements have been taken using a sonic tape and cannot be guaranteed.

Services and/or appliances have not been tested and no warranty is given that they are in full working order.

Interested parties are advised to have their interest noted by their solicitors in order that they are advised of any closing date; however the vendor is not obliged to set a closing date and in the event of doing so is not obliged to accept the highest of any offer



Edingtons W.S.,
Solicitors & Estate Agents
88 High Street, Galashiels TD1 1SQ

Tel: 01896 756161
Fax: 01896 751919
Email: margery@edingtonlaw.co.uk
Website: www.edingtonlaw.co.uk