

**Galashiels**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 18 Kingfisher Grove, Galashiels

TD1 2QH

**Guide Price £170,000**



18 Kingfisher Grove is a deceptively spacious and beautifully presented detached family home, located in a popular modern development, set towards the outskirts of Galashiels, with good public transport links into the town centre & railway station. The property is presented in immaculate order throughout and benefits from an abundance of attractive and additional features, including a spacious dining room converted from the garage, well-proportioned south facing garden and drive. Viewing of this pristine property is absolutely essential to fully appreciate.



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Hall  
Lounge  
Kitchen  
Dining Room  
Downstairs WC  
Master Bedroom with En-Suite  
Two Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

South Facing Garden  
Drive



### Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Galashiels**  
Call 01896 758311

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
Email: gala@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868



**18 Kingfisher Grove, Galashiels**

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (D647657)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.