

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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# 1 Kingsmeadow, Boleside Road, Galashiels, TD1 3NJ

**Guide Price £550,000**



This stunning detached Fjordhus, perfectly situated on the serene Boleside road, boasts a lovely aspect with views of the River Tweed and the surrounding countryside. This highly adaptable and efficient accommodation features a spacious lounge adorned with an array of windows that flood the space with natural light, complemented by a cosy wood burning stove. The modern dining kitchen, along with a separate utility room, provides both functionality and style, while a convenient ground floor bedroom with en-suite ensures comfort and accessibility. Upstairs, a large landing/study area leads to two additional double bedrooms and a beautifully appointed main bathroom featuring both a separate bath and a walk-in shower. Meticulously maintained and presented in excellent order, this property is set on a generous plot of landscaped gardens, offering privacy and tranquility. Additionally, a detached garage with a studio above presents endless possibilities for customisation and would be ideal as an office space, making this home a perfect blend of elegance and practicality.



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Ground Floor:  
Entrance Hallway  
Large lounge with wood burning stove  
Modern Dining Kitchen  
Utility Room  
Ground Floor Bedroom with En-Suite

First Floor:  
Large landing/study area  
Two Further Double Bedrooms  
Well Appointed Bathroom

Air Source Heat Pump  
Double Glazing

Generous landscaped gardens  
Detached Garage with Studio above ideal as an office



### 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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures & Fittings

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

### Services

Mains drainage, water and electricity. Air source heat pump. Double Glazing

### EPC Rating

D

### Council Tax Band

G

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement



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

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Galashiels, TD1 3AF  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
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Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
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Melrose, Tel 01896 822 796  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 218.6 sq m / 2353 sq ft

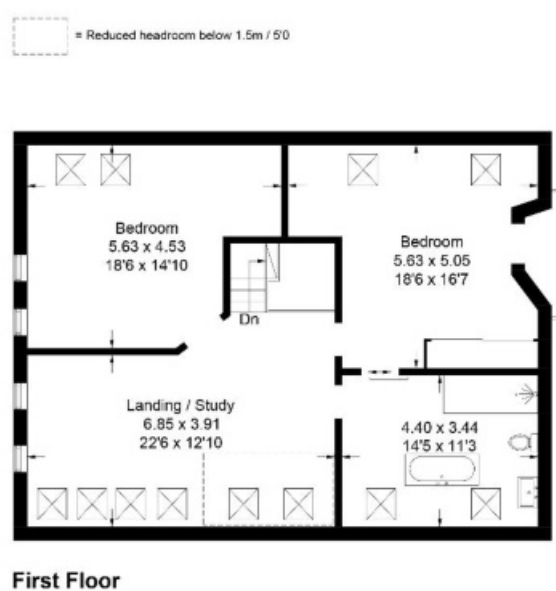


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186534)

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.