

**Galashiels**

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## 30 Kingfisher Grove, Galashiels

TD1 2QH

**Offers Over £140,000**



30 Kingfisher Grove enjoys a tranquil position, set towards the outskirts of town and forms part of a sought-after modern development. This attractive mid-terraced home offers comfortably proportioned accommodation comprising: Lounge, Kitchen, Downstairs WC, Two Bedrooms and Bathroom. Externally, the property benefits from a fully enclosed rear garden—ideal for children and pets—as well as a neat front garden and generous residents' parking to the rear. A superb opportunity in a popular location; early viewing is highly recommended.





# 30 Kingfisher Grove, Galashiels

TD1 2QH

**Offers Over £140,000**

Lounge  
Kitchen  
Downstairs WC  
Two Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden to Front & Rear  
Residents Parking





### Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, curtains, light fittings, kitchen fittings and bathroom fittings. The garden table, parasol and 4 chairs, along with the firepit, BBQ, lawnmower and strimmer are also included in the sale.

### Services

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

### EPC

C

### Council Tax Band

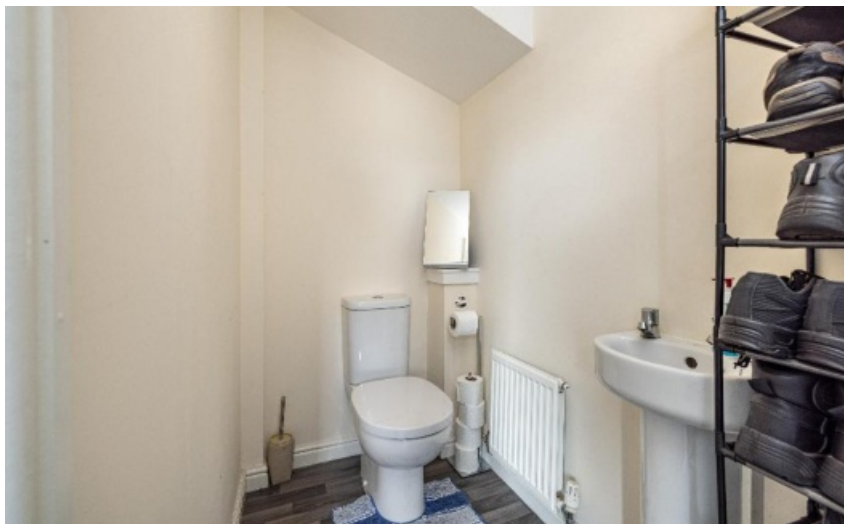
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### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.

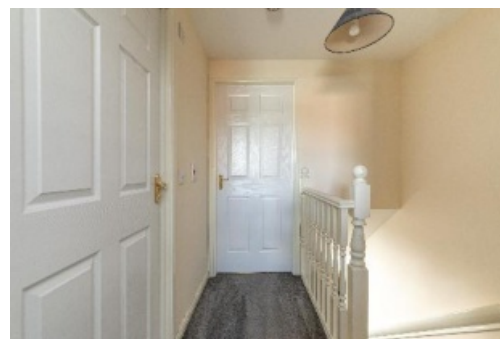


**Interested in this property?  
Call 01896 758311**

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  
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Kelso, Tel 01573 400 399  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



### 30 Kingfisher Grove, Galashiels

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft

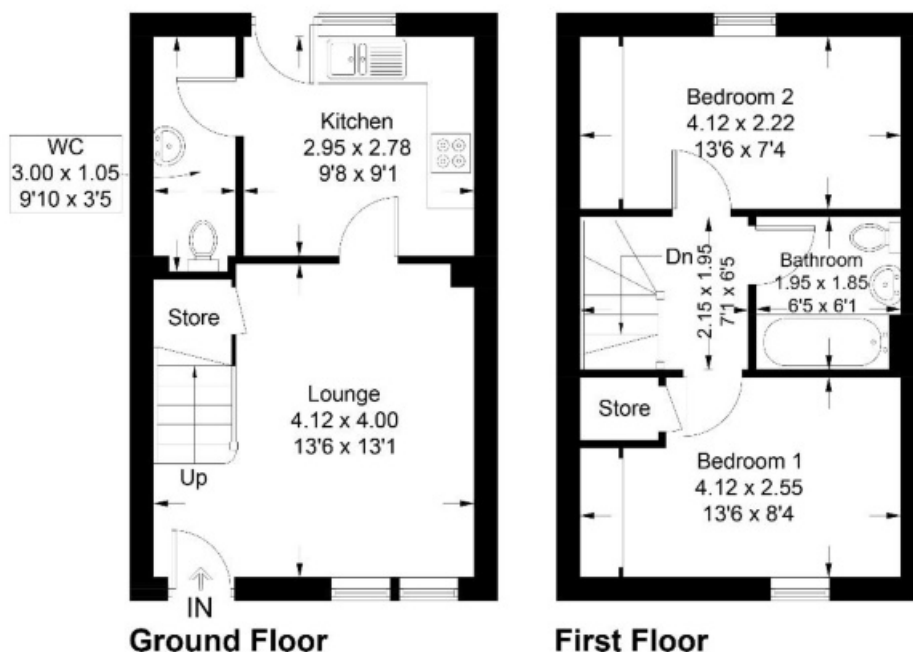


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225606)

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.