

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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21 Kingfisher Grove, Galashiels

TD1 2QH

Guide Price £265,000



21 Kingfisher Grove is a modern detached family home, located within a development of similar quality housing, yet is tucked away enjoying a relatively peaceful and private setting. The property is perfectly suited to those searching for an easily managed family home and is immaculately presented throughout therefore ready for occupation. The layout is well proportioned, with the spacious dining kitchen being of particular note and enjoying direct access out to the rear garden via patio doors and also benefiting from a very useful utility room and WC off. There are four comfortably sized bedrooms, one of which is en-suite, and a well appointed bathroom. Outside, the gardens are well screened for privacy and provide the perfect environment for children and/or pets, whilst the property also has the advantage of a garage and large drive ensuring there is ample private parking.



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Ground Floor:
Entrance Hall
Lounge
Dining Kitchen
Utility
Downstairs WC

First Floor:
Master Bedroom with En-Suite
Three Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Enclosed private garden
Garage
Large Driveway



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. Gas central heating. Double Glazing.

EPC Rating

C

Council Tax Band

E

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



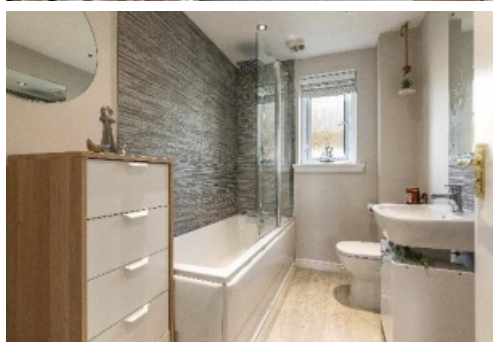
**Interested in this property?
Call 01896 758311**

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

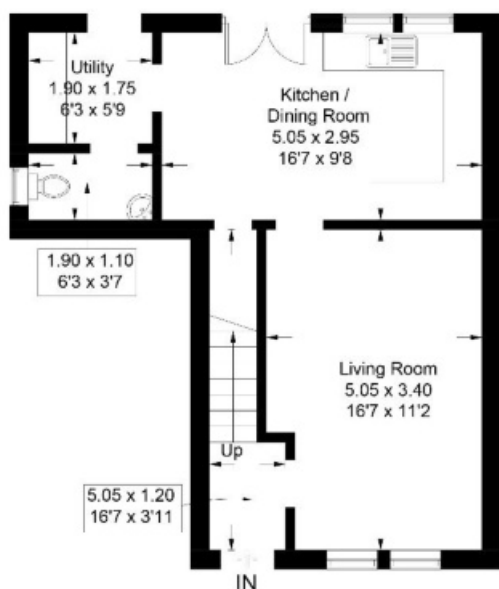
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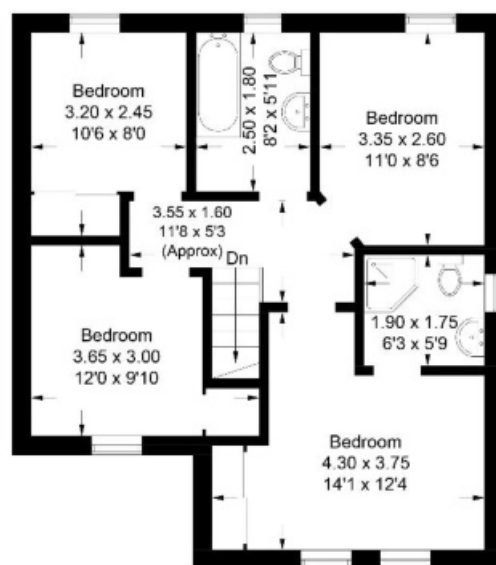


21 Kingfisher Grove, Galashiels, TD1 2QH

Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253701)

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.