

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Kingfisher Grove, Galashiels

TD1 2QH

Guide Price £275,000



Positioned in a peaceful setting on the edge of the highly desirable Melrose Gait development, this impressive detached home is presented in excellent condition and offers flexible and versatile accommodation, ideally suited to modern family living. The layout comprises four bedrooms, three bathrooms and two reception rooms, further enhanced by a practical utility room. Externally, the property features a well-maintained garden, an external store providing valuable additional storage and a double monoblock driveway. It is conveniently located for access to good public transport links serving the town centre and railway station, while also being within easy reach of a variety of lovely walking routes. Early viewing of this lovely home is considered essential.



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

Gas Central Heating
Double Glazing
Solar Panels

Garden
External Store
Double Monoblock Drive



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, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

B

Council Tax Band

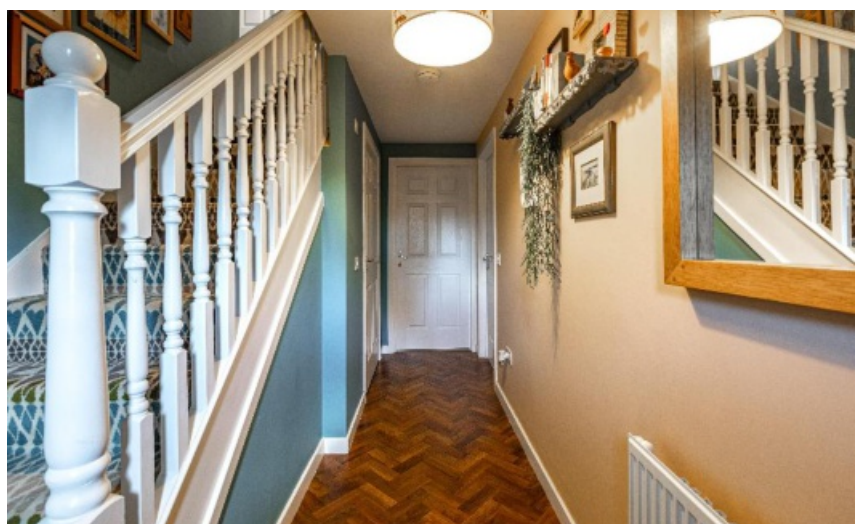
E

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
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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area
129.8 sq m / 1398 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292254)

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.