

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Kingsmeadow, Boleside Road

Galashiels, TD1 3NJ

Guide Price £550,000



A truly stunning detached Fjordhus, peacefully positioned along the highly sought after Boleside Road, with beautiful aspects over the River Tweed and idyllic riverside walks quite literally on the doorstep. Tucked away from view and enjoying an exceptional degree of privacy, this is a home that immediately impresses with its sense of space, light, and modern efficiency. The accommodation is wonderfully adaptable, designed to suit a wide variety of lifestyles. The large lounge/dining room on the ground floor is a standout feature - an expansive, light filled space with direct access into the gardens and a cosy wood burning stove creating a perfect focal point. A second lounge on the first floor adds further flexibility, complete with a generous balcony ideal for entertaining, relaxing, or simply soaking in the peaceful surroundings. The modern dining kitchen offers ample room for informal meals and everyday gathering, while the ground floor bedroom with ensuite ensures comfort and accessibility for guests or multi generational living. Meticulously maintained and presented in excellent order throughout, the property sits on an exceptionally generous plot of beautifully kept gardens, thoughtfully arranged to provide a variety of social and quiet spaces. A detached garage with studio above opens up endless possibilities - perfect as a home office, creative space, or hobby room. Practical, efficient, and effortlessly easy to manage, this is a rare opportunity to secure a private, contemporary home in one of the Borders' most picturesque riverside settings.



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Ground Floor
Entrance Hall
Large Lounge/Dining Room
Dining Kitchen
Utility Room
Ground Floor Bedroom with En-Suite

First Floor
Sitting Room with access to balcony
Generous Double Bedroom
Luxurious En-Suite Bathroom

Beautifully kept grounds
Double Garage with Studio above

Additional plot aside from the property



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 water and electricity. Drainage by means of a pumping station fed into the mains drainage. Air source heat pump. Double Glazing.

EPC Rating

C

Council Tax Band

G

Viewings

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



2 Kingsmeadow, Boleside, Galashiels, TD1 3NJ

Approximate Gross Internal Area = 204.2 sq m / 2198 sq ft
Annexe = 39.3 sq m / 423 sq ft
Total = 243.5 sq m / 2621 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co @ (ID1322807)

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.