



25 Kingfisher Grove, Galashiels, TD1 2QH

Guide price £140,000





25 Kingfisher Grove Galashiels, TD1 2QH

- Well-Presented Mid-Terrace House
- Private Garden
- Double Glazing & GCH
- Ideal First-Time Buy
- 2 Bedrooms
- Modern Fixtures and Fittings
- Residents Parking
- Rental Investment

We are delighted to offer this immaculately presented 2 bedroom mid-terraced house set in a quiet position in the ever popular Melrose Gait Development located on the outskirts of Galashiels. The development boasts a local convenience store and is also within easy walking distance to Langlee Primary School. It also provides the perfect base for local transport links, including the Galashiels Interchange, and benefits from a wide range of local amenities available in Galashiels town centre.

- LOUNGE - BREAKFASTING KITCHEN - WC - HALL LANDING - 2 DOUBLE BEDROOMS - BATHROOM -



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Internally

The property provides excellent family accommodation and is ideal for a first-time buyer or someone looking for a modern well-equipped property in turn-key condition.

The property is in excellent decorative order throughout and benefits from all mains services, modern Kitchen and Bathroom fittings, GCH and UPVC double glazing.

Kitchen

The kitchen is fitted with a range of modern wall and floor units incorporating laminated worktops with an inset stainless steel 1.5 bowl sink with mixer tap. Integrated appliances include; electric oven and gas hob with stainless steel extractor hood, and fridge/freezer, with a space for a washing machine.

Shower room

The shower room is fitted with a modern 3-piece suite including WC, Pedestal wash hand basin and walk in shower with splashbacks. There is also a handy downstairs WC located next to the backdoor of the property.



Externally

There are generous and well maintained private garden grounds to the front and rear of the property. The front garden is laid to lawn. The rear gardens are easily maintained laid with decking and bound by privacy fencing and walling.

Resident and visitor parking is readily available to the rear of the property.

Location

The property is located within a very popular residential area on the outskirts of Galashiels. Galashiels has a wide range of local amenities including supermarkets, retail shops, bars and restaurants. There is a regular bus service which runs daily with a stop at the entrance to the development.

Galashiels is one of the largest Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Services

All mains services, gas central heating and double glazing.

Council Tax

Council Tax Band B.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly By Appointment Only through James Agent.

Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer, and the Seller also reserves the right to accept any offer at any time.

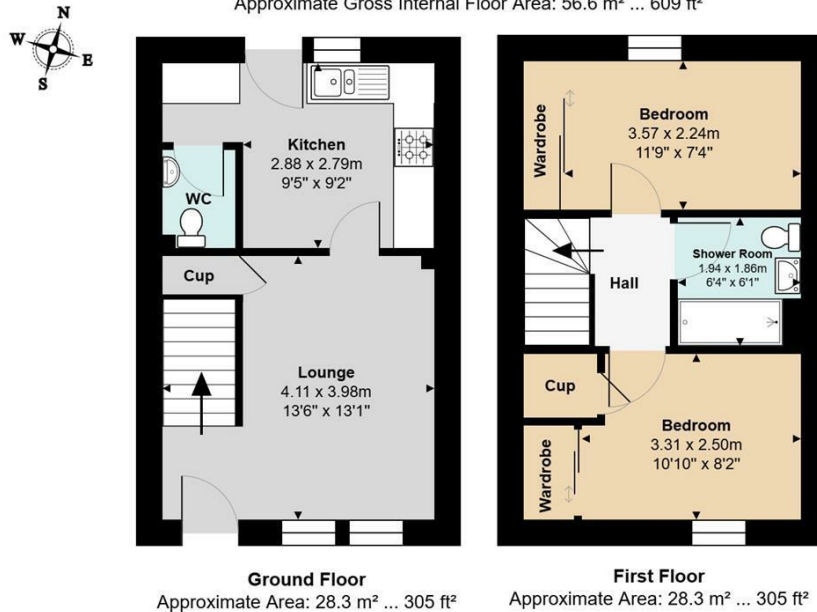




Floor Plans

25 Kingfisher Grove, Galashiels, TD1 2QH

Approximate Gross Internal Floor Area: 56.6 m² ... 609 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

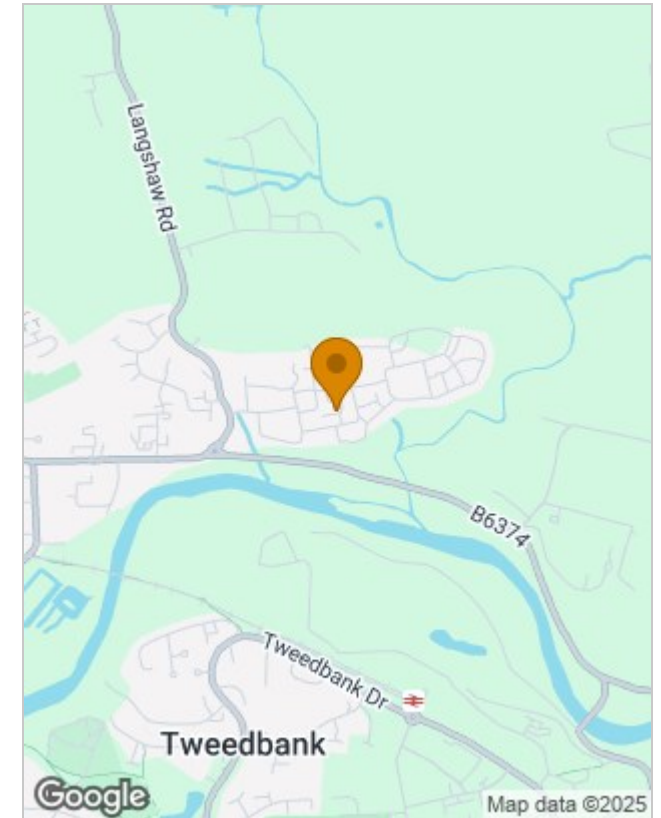


Viewing


Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.


The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			<p>93</p> <p>76</p>
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			<p>95</p> <p>77</p>
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 			

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB