

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 27 Kingfisher Grove, Galashiels, TD1 2QH

**Guide Price £165,000**



27 Kingfisher Grove is an attractive end terraced dwelling, located within a modern development of housing set towards the outskirts of Galashiels. The property boasts a well planned layout, is presented in very good order throughout and would make an ideal starter family home for those searching for an easily managed home which is ready to move into. Of particular note is the dining kitchen which benefits from a peaceful setting set to the rear of the property enjoying direct access out into the garden via patio doors. The rear garden is private, fully enclosed, and provides the perfect environment for children and/or pets. Ample parking is provided by means of a car park to the rear, with the property benefiting from a gate providing direct access out into the car park.





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Ground Floor  
Entrance Hall  
Downstairs WC  
Lounge  
Dining Kitchen

First Floor  
Master Bedroom with En-Suite  
Two Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Private rear garden  
Ample parking in residents car park





### 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, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

C

### Entry

By mutual agreement



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

27 Market Street,  
Galashiels, TD1 3AF  
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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



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Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107355)

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.