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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**

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#### **Viewings**

By appointment with the Selling Agent

#### **Council Tax Band**

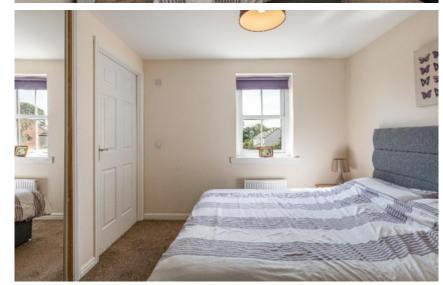
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#### Entry

By mutual agreement













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### Interested in this property? Call 01896 758311

27 Market Street, Galashiels, TD1 3AF Phone: 01896 758311 Email: gala@cullenkilshaw.com

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

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#### 27 Kingfisher Grove, Galashiels, TD1 2QH

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:









