



20 Kingfisher Grove, Galashiels, TD1 2QH

Guide price £235,000





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- Detached Family Home
- Two Bathrooms & Ground Floor WC
- Private Rear Enclosed Garden
- Integrated Garage & Driveway Parking
- Train Station Nearby
- Three Bedrooms (Principal En-Suite)
- Modern Fixtures & Fittings
- Gas Central Heating & Double Glazing
- Popular Residential Location
- Excellent Schooling Nearby

We are delighted to bring to market this well-presented three bedroom family home, situated within a popular residential development in Galashiels. The property offers well-proportioned accommodation over two levels, including a family bathroom, en-suite shower room and ground floor WC. Further benefits include an enclosed rear garden with paved pathways and timber fencing. Conveniently located for local amenities, schooling and transport links, the property is ideally suited to family living.

ACCOMMODATION

- ENTRANCE HALL - SITTING ROOM - KITCHEN - WC - THREE BEDROOMS (ONE EN-SUITE) - BATHROOM - GARAGE -



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Internally

The property is entered via the front door into a bright and welcoming entrance hallway, with access to the principal ground-floor accommodation and stairs leading to the first floor accommodation. The sitting room is positioned to the rear of the property and provides a well-proportioned main living space and also provides access to the modern well equipped kitchen. The door to the rear of the kitchen provides direct access to the rear garden. A useful ground-floor WC completes the accommodation on this level, while the integral garage can be accessed externally from the driveway to the front of the property.

On the first floor, the landing provides access to three bedrooms, with the principal bedroom benefiting from fitted wardrobe space, a separate storage cupboard and a private en-suite shower room. There are two of the further good sized bedrooms and the family bathroom also located on this floor and is complemented by an additional storage cupboard off the landing to complete the accommodation.

Kitchen

The modern kitchen is fitted with an excellent range of high-gloss wall and base units, complemented by grey wood effect worktop surfaces which incorporate a 1 1/2 stainless steel sink with mixer tap. Integrated appliances include an electric oven with a 6 burner gas hob, black glass splashback and extractor hood, a tall fridge/freezer and dishwasher with further space for an undercounter freestanding washing machine. Under-unit lighting provides a contemporary finish, while the kitchen offers generous worktop and storage space.

Bathroom

The first floor benefits from both a family bathroom and an en-suite shower room, providing practical facilities for family living. The family bathroom is fitted with a three piece suite comprising WC, pedestal wash hand basin and bath with tiled splashbacks. Complementing this, the en-suite shower room provides additional convenience and is fitted with a three piece suite including WC, pedestal wash hand basin and shower cubicle with mixer shower.

The accommodation is further enhanced by a separate WC located on the ground floor, providing a useful additional facility for both residents and visitors.



Externally

The enclosed rear garden has been thoughtfully landscaped to provide an attractive and easily maintained outdoor space. Predominantly laid to lawn with 6 Leylandii trees to the rear and complemented by paved pathways, providing ample space for outdoor seating and entertaining. The garden is enclosed by timber fencing, creating a well-defined outdoor space.

The front garden is predominantly laid to lawn and easily maintained complimented by paved pathways and a stone chipped driveway providing direct access to the garage. This is finished by a well maintained hedgerow.

Location

The property is located within a very popular residential area on the outskirts of Galashiels, and close to the town of Melrose. 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 bus stop located 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.

Council Tax

Council Tax Band D.

Fixtures & Fittings

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

Services

All mains services are available. Gas central heating and double glazing.

Viewings

Strictly by Appointment Only via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing us at enquiries@jamesagent.co.uk.

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

