JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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54 Kingfisher Grove, Galashiels, TD1 2QH

Guide price £265,000

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54 Kingfisher Grove Galashiels, TD1 2QH

- Detached Family Home
- Two Bathrooms & Ground Floor WC
- Private Rear Enclosed Garden
- Integrated Garage & Driveway Parking
- Train Station Nearby
- Four 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 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 patio areas and raised timber decking. Conveniently located for local amenities, schooling and transport links, the property is ideally suited to family living.

ACCOMMODATION

- ENTRANCE HALL - SITTING ROOM - DINING KITCHEN - UTILITY ROOM - WC - FOUR 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 front of the property and provides a well-proportioned main living space. To the rear is the modern, well equipped kitchen/dining room, offering plenty of space for both cooking and dining and with direct access to the rear garden. A separate utility room provides additional practical space and also gives access to the 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 four bedrooms, with the principal bedroom benefiting from fitted wardrobe space and a private en-suite shower room. Two of the further bedrooms also feature fitted wardrobes whilst the fourth features a storage cupboard, providing useful storage to each. The family bathroom is also located on this floor and is complemented by an additional storage cupboard within to complete the accommodation.

Kitchen
The modern well equipped kitchen is fitted with an excellent range of high-gloss wall and base units, complemented by matching worktop surfaces and incorporating a 1 1/2 stainless steel sink with mixer tap. Integrated appliances include a double oven with 4 burner gas hob and stainless steel splashback and extractor hood, and dishwasher with space for a freestanding fridge/freezer. Under-unit lighting provides a contemporary finish, while the kitchen offers generous worktop and storage space. The room also provides ample space for a dining table and chairs, creating a practical kitchen/dining area.

Off the kitchen is the handy utility room also with some further wall and base units for extra storage and under counter space for a freestanding washing machine and tumble dryer. The utility room also provides access to the ground floor WC as well as direct access to the rear garden.



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, arranged over two levels. The lower level is predominantly laid with decorative stone chips and complemented by paved patio areas, providing ample space for outdoor seating and entertaining. A set of timber steps leads to the raised decking area, which offers a further generous seating space, ideal for relaxing and outdoor dining. The decking is bordered by timber balustrades and features attractive raised planters with colourful flowers, adding character to the garden. The garden is enclosed by timber fencing, creating a well-defined outdoor space with a variety of areas to enjoy throughout the year.

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 E.

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.

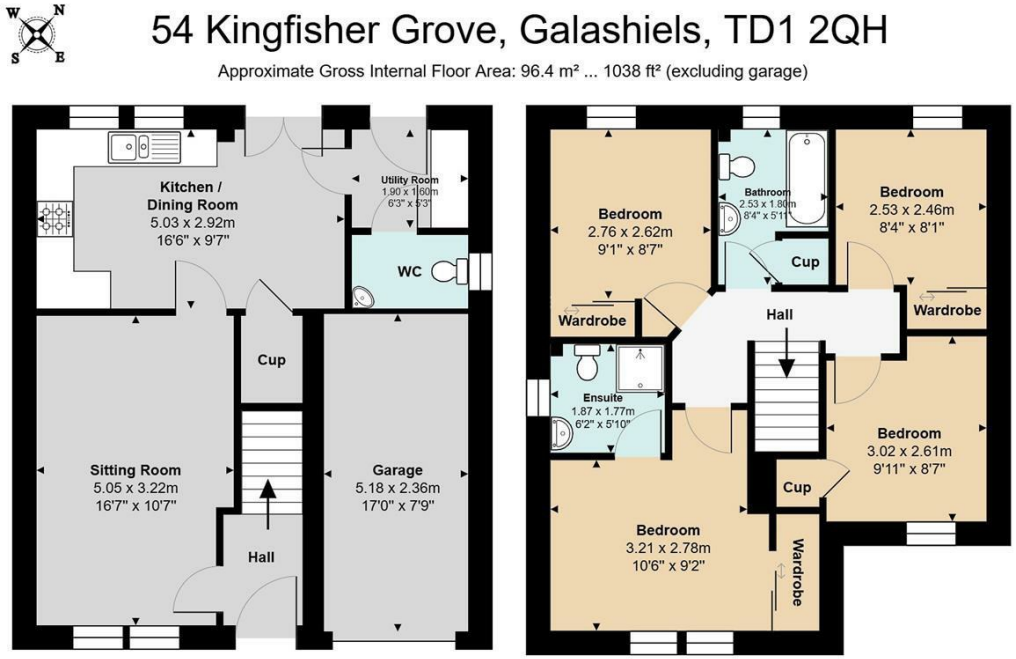
Home Report
A copy of the Home Report can be downloaded from our website or by emailing us at enquiries@jamesagent.co.uk.

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.





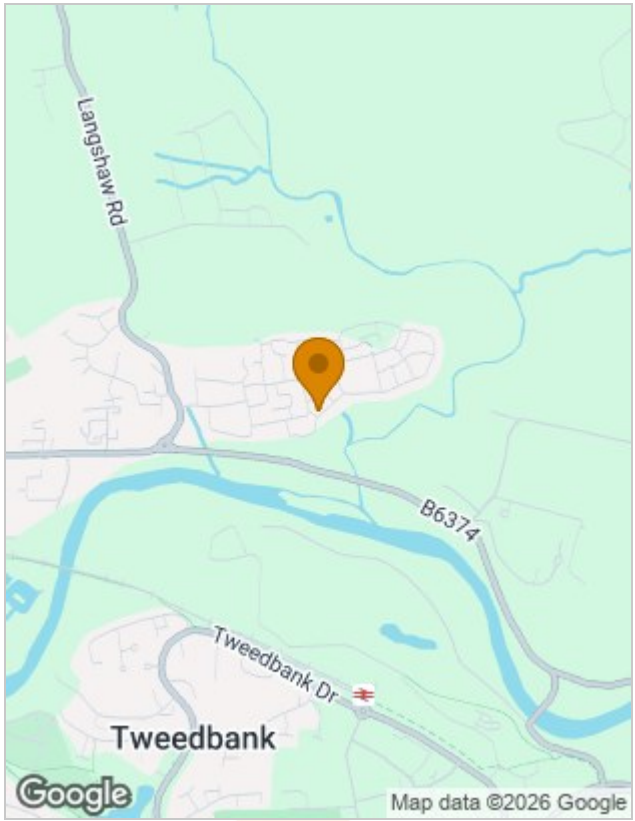
Floor Plans



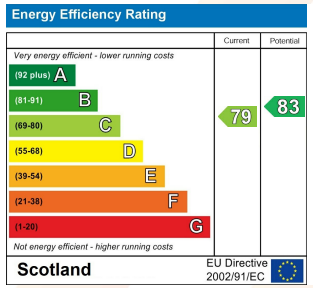
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

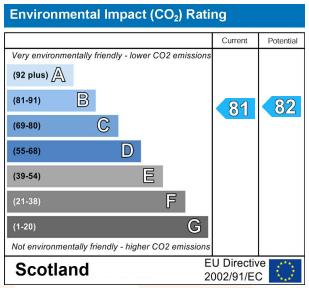
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Location Map



Energy Performance Graph





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.