

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 52 Kingfisher Grove, Galashiels, TD1 2QH

**Offers Over £239,950**



Located within a popular modern development on the outskirts of Galashiels, 52 Kingfisher Grove is an attractive detached dwelling which benefits from a corner position providing a private aspect and generous enclosed garden space. The layout is well planned and flexible, offering two public rooms at ground level in addition to a dining kitchen, with four further bedrooms upstairs (one en-suite) and a well appointed bathroom. It is presented throughout in very good order, ensuring it is ready to move into, and would be perfectly suited to those searching for an easily managed and spacious family home. Outside, the gardens are well planned for ease of maintenance with a large area of decking ideal for entertaining, enjoying a very good degree of privacy being walled in and creating a safe environment for children and/or pets. In addition, there is a garage and driveway, accessed via a gate from the side of the garden, which ensure there is ample private parking.





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Ground Floor  
Entrance Hall  
Lounge  
Dining Room  
Dining Kitchen with patio doors to the rear  
Downstairs WC

First Floor  
Four Bedrooms (master en-suite)  
Bathroom

Gas Central Heating  
Double Glazing

Easily maintained enclosed gardens



### 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

E

### Entry

By mutual agreement





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

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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



**52 Kingfisher Grove, Galashiels, TD1 2QH**

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1018680)

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.