

**Galashiels**

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SOLICITORS & ESTATE AGENTS

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## 63 Kingfisher Grove, Galashiels

TD1 2QH

**Guide Price £170,000**



Located within a popular modern development, set towards the outskirts of Galashiels, this is an attractive semi-detached property which is presented in immaculate condition throughout. The accommodation comprises: Hall, lounge, dining kitchen, downstairs WC, master bedroom, two further bedrooms and family bathroom. Externally there is an enclosed garden to the rear and further area of garden to the front. Early viewing of this lovely property is recommended to avoid disappointment.



# 63 Kingfisher Grove, Galashiels

TD1 2QH

**Guide Price £170,000**

Accommodation:  
Ground floor:  
Entrance Hallway  
Lounge  
Dining Kitchen  
WC

First Floor:  
Master bedroom  
Two further bedrooms  
Family bathroom

Outside:  
Garden to both front and rear  
Garden shed and Pergola



### Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

### Services

Mains drainage, water, gas and electricity. Gas central heating and double glazing.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

### EPC

C

### Council Tax Band

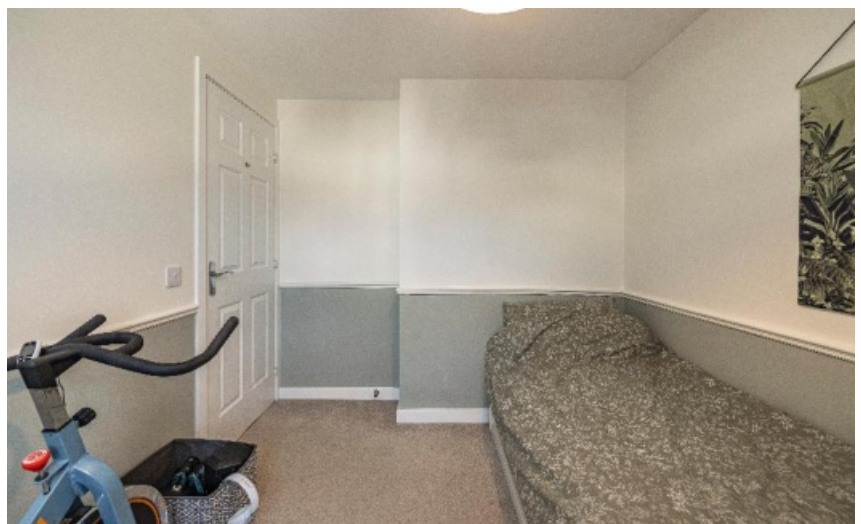
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### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

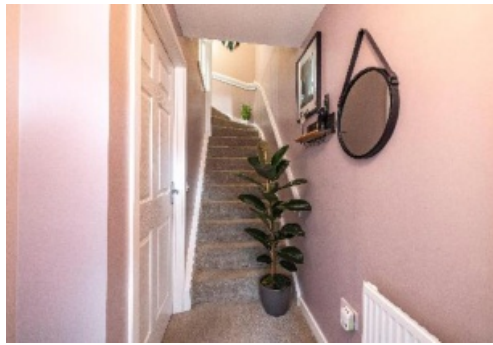


**Interested in this property?  
Call 01896 758311**

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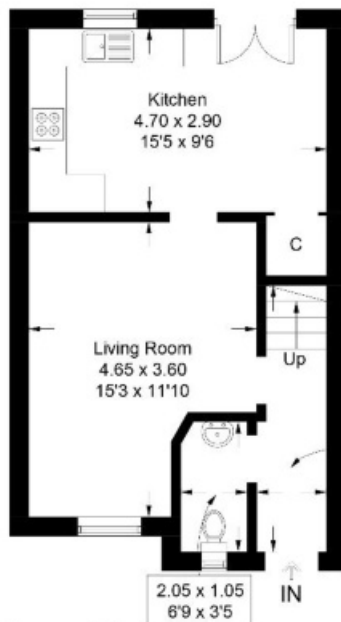
Opening Hours:  
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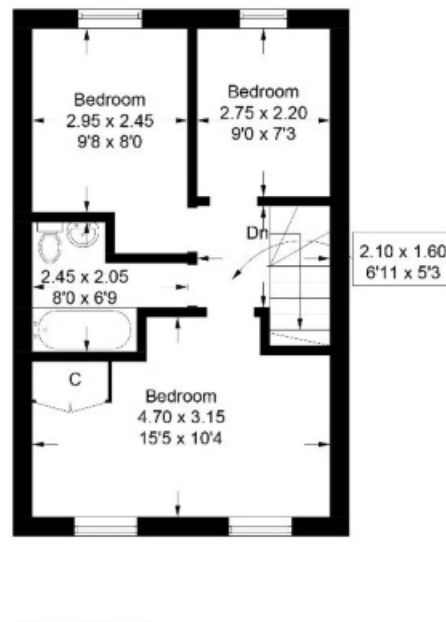


**63 Kingfisher Grove**

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1146312)

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.