



34 Kingfisher Grove, Galashiels, TD1 2QH

Guide price £175,000





34 Kingfisher Grove, Galashiels, TD1 2QH

- End Terrace House
- Three Bedrooms (Principal En-suite)
- Dining Kitchen
- Quiet Position within Development
- Ideal First-Time Buy
- Immaculately Presented
- Modern Fixtures & Fittings
- Large Private Garden
- Plentiful Residents Parking
- Popular Residential Area

We are delighted to offer this stylishly presented three-bedroom end-terraced house set within the ever popular Melrose Gait Development on the outskirts of Galashiels. The property is beautifully presented throughout and offers an exciting opportunity for a first-time buyer or downsizer. The development boasts a local convenience store and is also within easy walking distance to local schooling. It also provides the perfect base for local transport links, including the Galashiels Interchange, and benefits from a wide range of local amenities available in Galashiels town centre.

ACCOMMODATION

- ENTRANCE HALLWAY WITH WC - LOUNGE - DINING KITCHEN - HALL LANDING - THREE BEDROOMS (PRINCIPAL EN-SUITE) - BATHROOM -



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Internally

The property provides excellent family accommodation and is ideal for a first-time buyer or someone looking for a modern well-equipped property in turn-key condition.

The property is in good decorative order throughout and benefits from all mains services, modern kitchen and bathroom fittings, GCH and UPVC double glazing.

Kitchen

The light and spacious dining kitchen is fitted with a modern wood-effect wall and floor units incorporating stone effect laminated worktops with an inset stainless steel 1.5 bowl sink. Integrated appliances include; electric oven, gas hob and stainless steel extractor hood. There are appliance spaces for a freestanding washing machine and tall fridge freezer. There is ample space for formal dining table providing a useful additional living space. There is also a set of UPVC double glazed French doors leading out onto the rear patio area.

Bathrooms

The Family Bathroom is fitted with a modern 3-piece suite including; WC, pedestal basin and panelled bath with shower over.

The En-suite Shower Room is fitted with a modern 3-piece suite including WC, pedestal basin and shower enclosure with mixer shower and tiled splashbacks.

The ground floor cloakroom is fitted with a WC and wash hand basin.



Externally

There are well-maintained private garden grounds to the front and rear of the property. The front of the property which is largely laid to lawn and bound by brick walling. The rear garden is accessed by a set of PVC French doors from the Dining Kitchen and boasts a large area of lawn surrounded by fencing and brick walling.

Location

The property is located within a very popular residential area on the outskirts of Galashiels. 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 bus stops located throughout 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

Fixtures & Fittings

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

Services

All mains services, gas central heating and double glazing.

Council Tax

Council Tax Band C.

Home Report

The Home Report is available to download from our website.

Viewings

Strictly By Appointment via James Agent.

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

Location Map

34 Kingfisher Grove Galashiels TD1 2QH

Approximate Gross Internal Floor Area: 74.3 m² ... 800 ft²

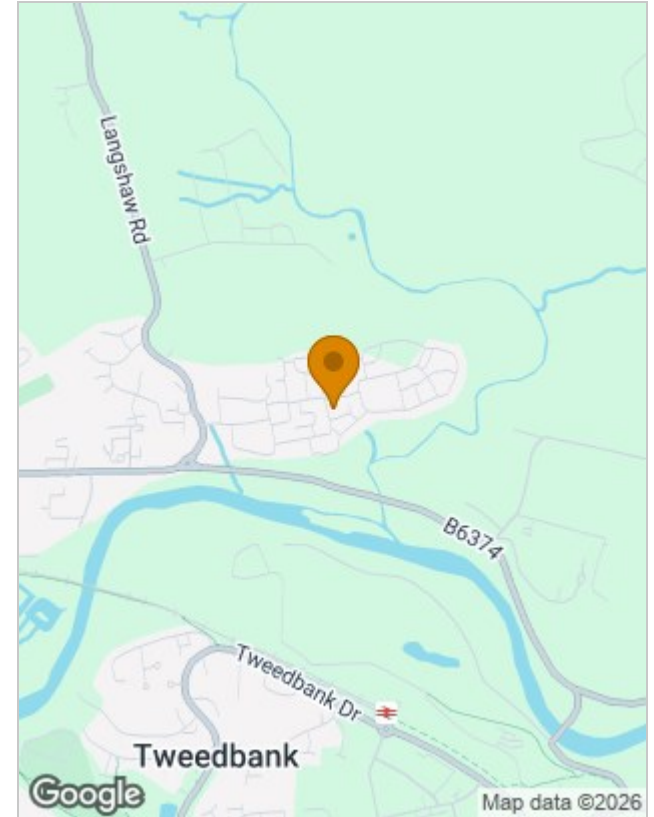


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.



Energy Performance Graph

Energy Efficiency Rating

Rating	Current	Potential
(G2 plus) A		
(B1-91) B		
(C9-80) C		
(D55-48) D	79	83
(E39-54) E		
(F21-38) F		
(I-20) G		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current	Potential
(G2 plus) A		
(B1-91) B	81	82
(C9-80) C		
(D55-48) D		
(E39-54) E		
(F21-38) F		
(I-20) G		

Not environmentally friendly - higher CO₂ emissions

Scotland

EU Directive 2002/91/EC

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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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB