



13 Kingfisher Grove, Galashiels, TD1 2QH

Guide price £285,000





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- Detached Modern Family Home
- 5 Bedrooms + Study
- Monoblock Driveway
- Principal Ensuite
- Gas Fired Central Heating
- Popular Residential Area
- Immaculately Presented
- Private Garden
- Kitchen/Dining Room
- Double Glazing

This immaculately presented 5 bedroom family home occupies a quiet position within the ever popular Melrose Gait Development located on the outskirts of Galashiels and close to Melrose. The development boasts a local convenience store and provides the perfect base for local transport links, including the Galashiels Interchange and Tweedbank Railway Station, and benefits from a wide range of local amenities available in Galashiels town centre.

- ENTRANCE HALLWAY - SITTING ROOM - STUDY - DINING KITCHEN - UTILITY - WC - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM - 4 FURTHER BEDROOMS - FAMILY BATHROOM - INTEGRATED GARAGE -



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Internally

The property is in excellent decorative order throughout and benefits from all mains services, modern Kitchen and Bathroom fittings, Gas-fired Central Heating and UPVC double glazing.

Kitchen

The bright and spacious dining kitchen has ample space for a dining table and is fitted with modern wall and floor units incorporating laminated worktops with an inset stainless steel 1.5 bowl sink. Integrated appliances include; electric oven, gas hob, dishwasher and stainless steel extractor hood, as well as space for a fridge/freezer. The adjoining utility room has space for a washing machine and tumble dryer. A set of UPVC double glazed French doors lead out to the rear garden.

Bathroom

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

The Principal Ensuite comprises WC pedestal basin and large walk in shower enclosure with mixer shower.

Externally

There are gardens to the front and rear of the property. the front garden incorporates an area of lawn as well as a monoblock driveway. The rear garden is primarily laid to lawn, with decking and paved seating areas and childrens play area, bound by timber fencing.



External Store

There is a useful store accessed via a metal up and over door to the front of the property.

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.

Fixtures & Fittings

All fitted carpets, floor coverings, fitted blinds, light fittings 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 F.

Home Report

A copy of the Home Report can be downloaded from our website 24/7

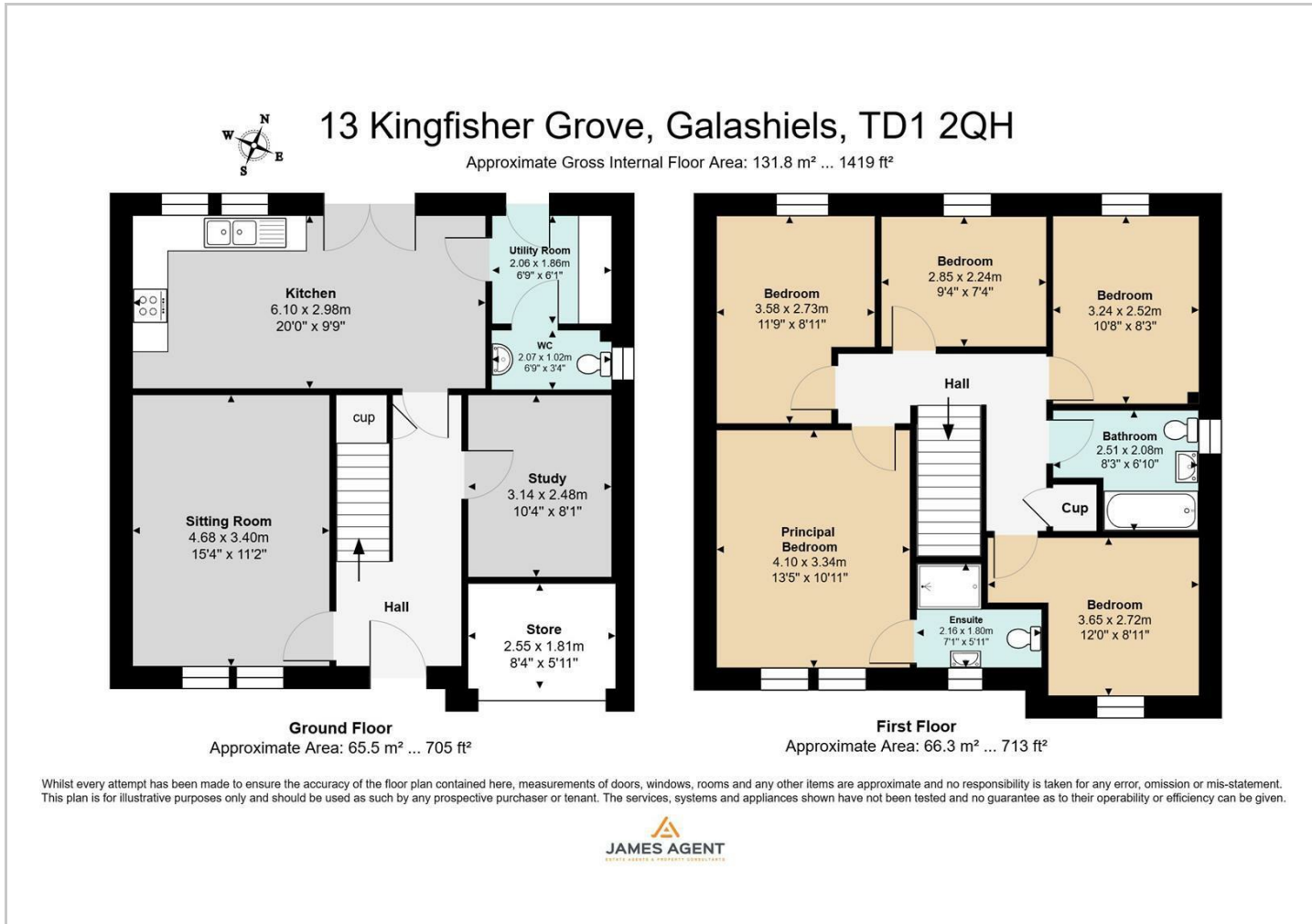
Viewings

Strictly By Appointment via James Agent.





Floor Plans

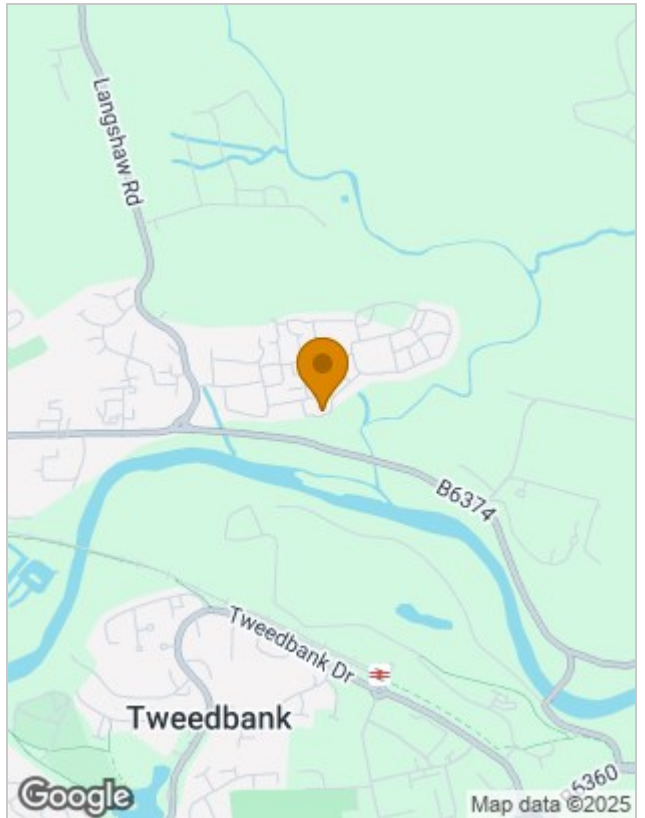


Viewing

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.

Location Map



Energy Performance Graph

