



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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61 Kingfisher Grove, Galashiels, TD1 2QH

Guide price £280,000



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61 Kingfisher Grove Galashiels, TD1 2QH

- Detached Modern Family Home
- 2 Public Rooms
- Detached Garage & Driveway
- Ideal Family Home
- Train Station Nearby
- 4 Bedrooms (Principal En-suite)
- Large Dining Kitchen
- Private South Facing Gardens
- Popular Residential Location
- Excellent Schooling Nearby

This well presented four-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 property offers modern fixtures and fittings, a generous south facing garden and a detached single garage. 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 - LOUNGE - FAMILY ROOM - DINING KITCHEN - WC - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM - THREE FURTHER BEDROOMS - FAMILY BATHROOM - DETACHED SINGLE GARAGE -



Internally

The ground floor opens with a welcoming entrance hall leading to a bright and comfortable sitting room set to the front of the property. To the rear there is a generous open-plan kitchen / dining room forming the heart of the home – ideal for both everyday living and entertaining. A separate family room provides a wonderful additional living space, while a convenient WC and useful storage complete the downstairs layout.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a family bathroom, offering comfortable accommodation for growing families or visiting guests.

Kitchen

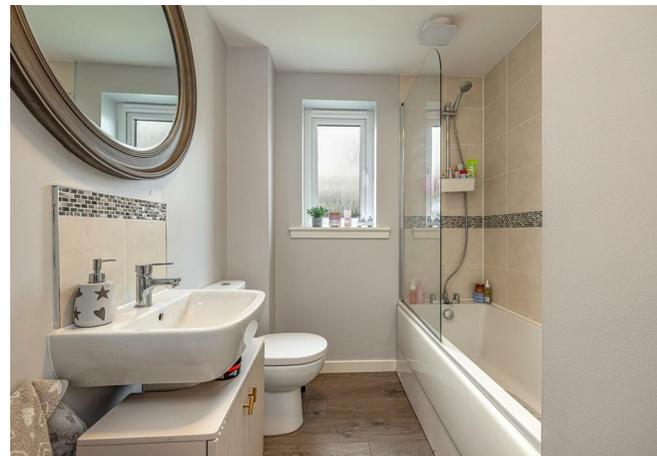
The generous dining kitchen is fitted with a good range of wall and floor units incorporating wood-effect laminated worktops with an inset stainless steel 1.5 bowl sink. Integrated appliances include electric oven, gas hob with stainless-steel extractor hood, dishwasher and fridge/freezer. There is ample space for a table and lounge furniture, making for a superb entertaining space with doors out to the garden.

Bathrooms

The family bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead shower, mixer taps and tiled splashbacks.

The principal bedroom benefits from an en-suite shower room and is fitted with a three piece suite including WC, vanity wash hand basin and and shower with enclosure and laminated splashbacks.

There is also a handy WC on the ground floor.





Externally

To the rear, there is a wonderful south facing garden the garden ideal for family recreation and relaxation. Primarily laid to artificial lawn ideal for low maintenance upkeep. There is also a stone paved area that can be accessed through patio doors which is perfect for out door furniture and alfresco dining. At the end of the rear garden, there is an area of decking with a spacious sun room. The rear garden is completed with a handy timber shed. To the front, there is a neat area of garden surrounded by walling. To the side of the property there is a tarmac driveway providing ample off-street parking and access to the single garage.

Outbuildings

There is a detached single garage to the side of the property accessed via a metal up-and-over door. The garage benefits from mains power and lighting.

There is also a summerhouse to the rear of the garden which will be included within the sale.

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 are available. 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



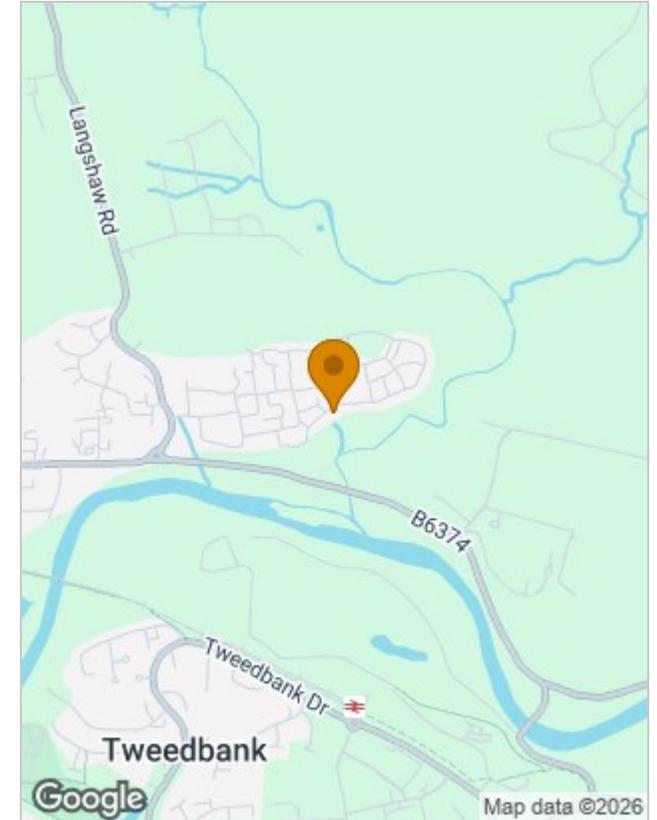
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

