

24 Kingfisher Grove

Galashiels, Scottish Borders, TD1 2QH

Edwin
Thompson



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24 Kingfisher Grove is a modern two bedroom terraced house set in the popular and sought after Melrose Gait development. The immaculately presented accommodation is in good decorative condition with quality kitchen and bathroom facilities, and is in turn-key condition. Well kept low maintenance gardens are located to the front and rear. There is residents off street parking to the rear of the property for multiple cars. This lovely family home is easily commutable to Edinburgh by road or rail.

Offers Over £130,000

Accommodation Comprises

Ground Floor: Living room, kitchen, W/C.

First Floor: Master bedroom, family bathroom, double bedroom.

Edinburgh 31 miles Melrose 2.5 miles Peebles 18.5 miles

(All distances are approximate)

Situation

24 Kingfisher Grove is located in the popular and sought after development of Melrose Gait which is situated on the periphery of Galashiels. In the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area. Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle.

The east coast main line runs from Berwick Upon Tweed, and The Borders Railway which opened in September 2015 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

On a broader note, the Scottish Borders offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, a move to the Scottish Borders really could be the best move of your life.

Description

24 Kingfisher Grove offers the complete package, a good-sized, mid-terrace house, set over 2 floors in turn key condition. The accommodation benefits from generous proportions and a good standard of decor. The property has two bedrooms, both with ample storage, including newly built-in wardrobes and a family bathroom. The ground floor has a bright and spacious living room, a W/C and kitchen with a door to the rear garden, which is enclosed and low maintenance. It has direct access, from the garden, to a residents parking courtyard, keeping cars off the road to the front of the property. It is presented in a contemporary order and sits in a prominent position. The property is situated a short walk from Galashiels town centre in a lovely, quiet residential area. The surrounding streets are popular with families. A property of this size and style would make a great first-time purchase or starter family home with good travel links and amenities nearby. It benefits from a gas central heating and double glazing throughout.



Satellite Navigation

For those with the use of Satellite Navigation the postcode for this property is TD1 2QH.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

Services

Mains drainage, water, electricity and gas. Gas fired central heating.

Local Authority

Scottish Borders Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel 01835 824000.

Council Tax Band: C

EPC: C

Internet Website

This property and other properties offered by Edwin Thompson can be viewed on our website at www.edwinthompson-estateagents.co.uk as well as our affiliated websites at www.zoopla.co.uk and www.onthemarket.com

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Viewings

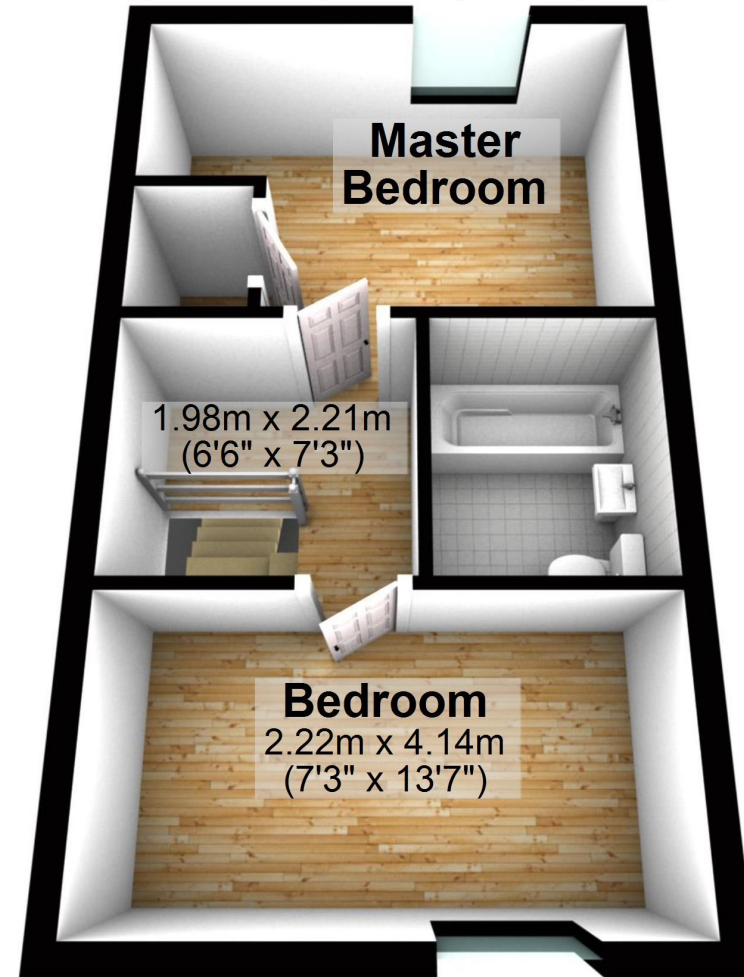
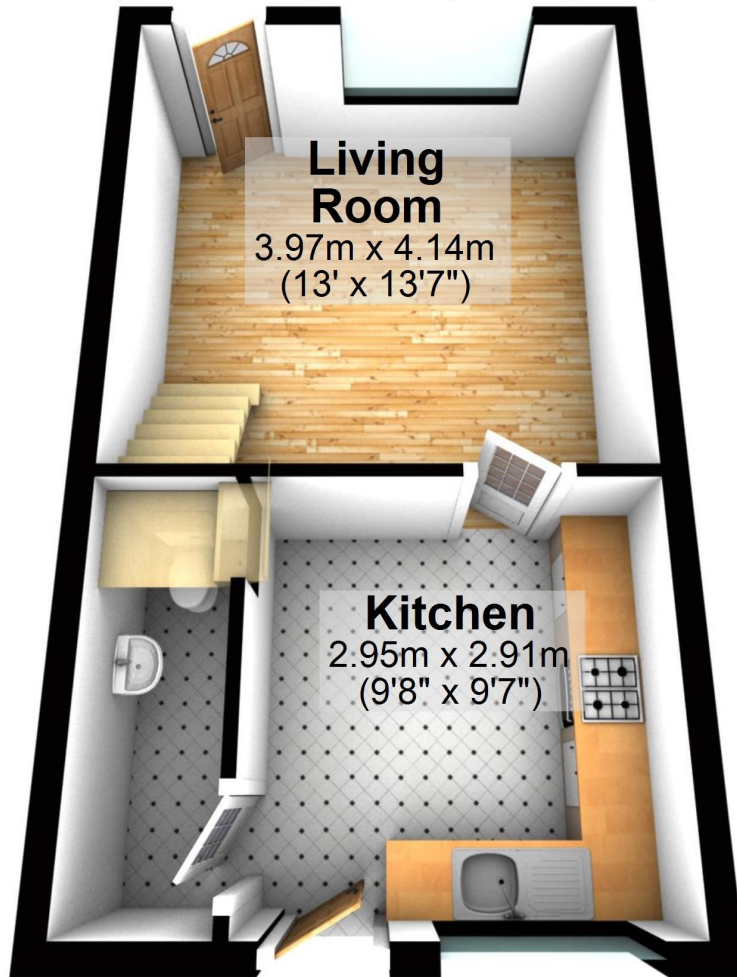
Strictly by appointment with the sole selling agents:
Edwin Thompson LLP, Chartered Surveyors
76 Overhaugh Street, Galashiels, TD1 1DP

Contact Amy Welsh

Email: a.welsh@edwin-thompson.co.uk

Tel: 01896 751300





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