



**21 Kingfisher Grove is an immaculately presented and spacious four-bedroom detached house situated in a popular development on the Eastern fringes of Galashiels.**

**With a large number of amenities in the centre of the town, including a small convenience store within the development, the property has a generous enclosed garden to the rear, and is a short distance from the Borders Railway which runs to Edinburgh, with stations at either Tweedbank or Galashiels.**

**Internally, the property lies across two levels and comprises four bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining kitchen, a utility room and a downstairs wc. With gas central heating, double glazing and good storage throughout it provides an excellent family home.**

**Externally, the property has garden ground to the front and side, and a charming enclosed garden to the rear, which is mainly laid to lawn.**

**With access directly from the kitchen, or down the side of the house, there is a paved patio which is ideal for outside entertaining. There is also private driveway parking to the front of the garage which benefits from a workshop area with fitted units.**

**Most Border towns can be reached from this central location, with the A7 located nearby having direct routes to Edinburgh and Carlisle, as well as the Borders Railway which will only make this region more and more accessible.**

**Melrose 2.5 miles   Selkirk 7 miles   Edinburgh 35 miles   Tweedbank 2.0 miles  
(all distances are approximate)**

#### **Location:**

21 Kingfisher Grove sits within a popular development on the Eastern fringes of the principal Borders town of Galashiels. With a population of 12,000, the town offers a full range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a new Transport Interchange built primarily around the new train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note.

There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way.

Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital, the largest hospital in the Scottish Borders is only four or so miles away, on the fringes of Melrose.

Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.

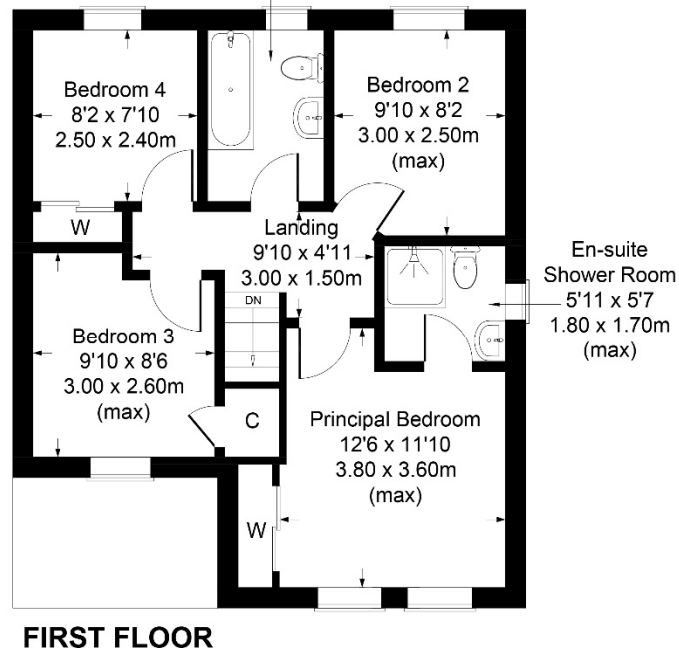
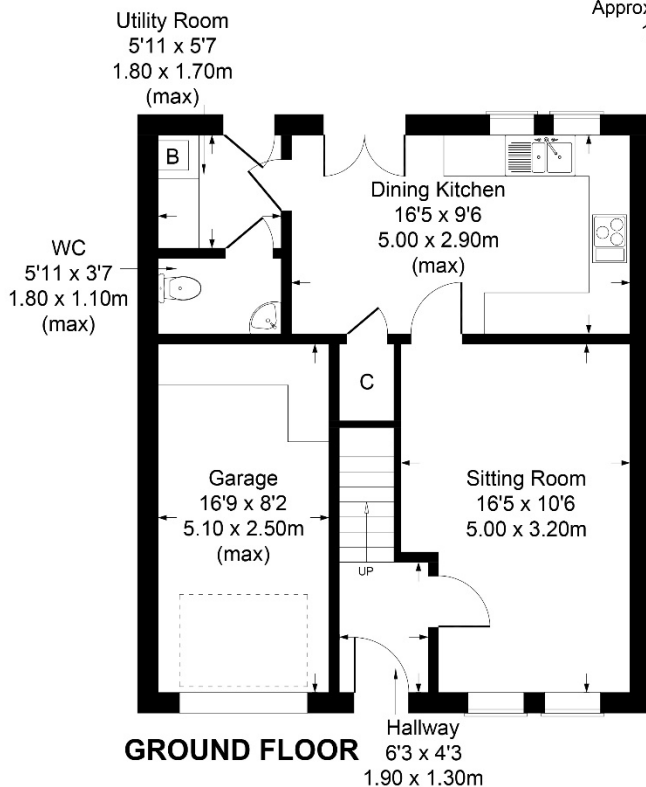




# 21 Kingfisher Grove, Galashiels TD1 2QH

Approximate Gross Internal Area  
1149 sq ft - 107 sq m

Family Bathroom  
8'2 x 5'11  
2.50 x 1.80m  
(max)



**FOR ILLUSTRATIVE PURPOSES ONLY**

Produced by Potterplans Ltd. 2018



**Directions:**

For those with satellite navigation the postcode for the property is: TD1 2QH  
Coming from the North take the A68 through Earlston until you reach the roundabout at the junction with the A6091. Take the second turning signposted Melrose and Galashiels, and continue past Melrose to the next roundabout then take the third exit onto the B6360 and the first left down and over the River Tweed onto the B6374. Follow this road until you reach the 30mph limit at Galashiels and turn right and then first right into the development. Proceed forward to the green and turn right and then first left down Kingfisher Grove. Number 21 is at the end of the row of houses on your left.

Coming from the South follow the A68 out of St. Boswells until you reach the roundabout at the junction with the A6091, and follow the aforementioned directions.

Alternative route could be via the A7, into Galashiels and taking the Melrose Road East out of Gala and taking a left turn immediately after the 30 mph limit signs, and follow the above directions.

**FURTHER INFORMATION:****Fixtures and Fittings:**

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

**Services:**

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

**Outgoings:**

Scottish Borders Council Tax Band Category: E

**EPC Rating:**

Current EPC: C80

**Viewings:**

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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