





22 Kingfisher Grove
Galashiels, TD1 2QH

3 bed

1 public

2 bath

A lovely three-bedroom end-terraced home set on a generous corner plot within the popular Melrose Gait development, offering spacious accommodation with a master en-suite and one of the largest gardens in the development.





SUMMARY

22 Kingfisher Grove is a lovely three-bedroom end-terraced property occupying a generous corner plot within the ever-popular Melrose Gait development, on the outskirts of Galashiels and within easy reach of Melrose. The property offers comfortable, well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, young families or those looking for a home with excellent outdoor space.

The accommodation comprises a welcoming entrance hallway leading through to a cosy lounge, providing a comfortable space to relax. To the rear, there is a spacious kitchen with ample room for dining and direct access out to the rear garden, creating a lovely space for everyday family living and entertaining. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including a generous master bedroom which benefits from built-in wardrobes and its own en-suite shower room. The remaining bedrooms offer flexibility for family living, guest accommodation or home working, while a family bathroom serves the upper floor.

Externally, the property enjoys a particularly generous corner plot, with gardens to the front, side and rear. The rear garden is a real highlight, being one of the largest within the development and offering excellent space for outdoor dining, relaxing and enjoying the warmer months.

Situated within a popular residential development, the property is conveniently placed for the amenities of Galashiels, including shops, supermarkets, schools and transport links, with the neighbouring town of Melrose also easily accessible.

LOCATION

Galashiels is convenient for the commuter, benefiting from swift links to Edinburgh via the A7, and within easy walking distance of the new Borders rail connection - with the Interchange providing speedy and hassle free access for work or leisure to Edinburgh and beyond. The town has good road and bus connections to all central Borders towns, making it a great choice for those working at the nearby Borders General Hospital or Scottish Borders Council Headquarters.

HIGHLIGHTS

- Three-bedroom end-terraced home
- Generous corner plot
- Master bedroom with en-suite
- Popular residential location
- Ideal first-time purchase or family home

ACCOMMODATION SUMMARY

Entrance Hallway Cloakroom with WC, Living Room Kitchen / Diner First Floor: Master Bedroom with en-suite Shower Room with WC and wash hand basin Two further Bedrooms Bathroom with WC.

SERVICES

Gas central heating. Mains Electricity, Gas, Water and Drainage.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £260,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.