HASTINGS LEGAL







22 Kingfisher Grove

Galashiels, TD1 2QH

PROPERTY & LEGAL

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.





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. The additional space afforded by the end-terraced position further enhances the appeal of the property. 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 a thriving Borders town, popular with homebuyers due to its central location, strong amenities, and excellent transport links. The town combines historic charm with modern convenience, making it an attractive base for families and professionals alike. • Amenities: Galashiels offers a wide range of facilities including high street shops, a Retail Park with major chain stores, independent and specialist retailers, medical services, and a variety of leisure options. Education is well catered for, with schools ranging from nursery through to secondary level, supporting families across the town. • Schooling: The town provides comprehensive education options from nursery to secondary school, ensuring local families have convenient access to high-quality schooling. • Population: Galashiels is a busy and welcoming community of around 12,000, with a mixture of residential, commercial, and civic activity. Its central location supports strong local employment, including at the nearby Borders General Hospital and Scottish Borders Council Headquarters. • Transport Connections: Galashiels benefits from swift road links to Edinburgh via the A7 and excellent public transport. The town is within walking distance of the new Borders Railway Interchange, providing fast and convenient access to Edinburgh and beyond. Local bus services connect Galashiels to other central Borders towns, making it a highly accessible location for commuting or leisure travel.

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, WC , Living Room Kitchen / Diner First Floor: Master Bedroom with en-suite , Two further Bedrooms, Bathroom.

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.

TENURE

Freehold

MARKETING POLICY

Offers over £190,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.