

HASTIN^{LEGAL}&S



1 Queen Elizabeth Square

Galashiels, TD1 2QJ

Offers Around £280,000





A spacious detached family home, situated in a popular residential estate, presented in turn key condition.



I QUEEN ELIZABETH SQUARE

Located in a sought-after development on the outskirts of Galashiels, No. 1 presents a fantastic opportunity to purchase a spacious detached family home with convenient access to local amenities. This property boasts a flexible and versatile layout, perfect for growing families, and features an array of attractive elements that make it a must-see. With bright, modern decor throughout, the home offers the option of five bedrooms or a practical home office on the lower level. At the heart of the home is a large dining kitchen, complete with patio doors leading to the garden, creating an ideal space for entertaining guests.

LOCATION

The vibrant town of Galashiels is centrally located within the Scottish Borders; benefitting an excellent range of amenities, shops, transport facilities and schools. A selection of independent retailers thrive, with the Heartland Artisans Market a monthly highlight, and with larger superstores and national chains also available at the Gala Water retail park. Schooling from nursery to secondary level are all easily accessible, with private schooling at nearby St Mary's in Melrose. The town hosts the well reputed textile college Heriot Watt, as well as a Borders College Campus. The property benefits from easy access to Edinburgh via the A7, and lies within easy distance of the Borders rail connection with the opening of the Waverley Line station and Interchange a short stroll. The town has good road and bus connections to all central Borders towns and is within easy travelling distance to major employers at Scottish Borders Council and the Borders General Hospital.

HIGHLIGHTS

- Newly fitted Kitchen
- Off street parking
- Close to local amenities and both schools
- Large garden
- Move in condition

ACCOMMODATION

A bright and spacious entrance hall welcomes you and provides access to the lower level. The lounge is a generously sized room, with windows on two aspects that allow plenty of natural light. A striking blue feature wall creates a focal point, enhancing the room's appeal, while the space offers ample room for freestanding furniture. Continuing through the hall, a convenient lower WC and the fifth bedroom add practicality, especially for those with mobility needs. This fifth bedroom would also make an excellent home office for busy families. At the rear of the property, a practical utility room offers a dedicated space for laundry and additional storage. The dining kitchen, with patio doors leading to the garden, is perfect for entertaining family and friends. This spacious area comfortably accommodates a dining table and provides a pleasant view of the rear garden. Upstairs, you'll find four bedrooms, including the master suite with an en-suite shower room. Each bedroom is individually decorated, with vibrant pops of colour, while the three additional bedrooms share a partially tiled bathroom featuring a three-piece suite, including a panelled bath.

ACCOMMODATION SUMAMRY

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Downstairs WC, Five Bedrooms Including Master Bedroom With En-suite Shower Room, Family Bathroom, Rear Garden, Drive Way With Off Road Parking and Detached Garage

EXTERNAL DETAILS

To the rear an enclosed garden, predominantly laid to lawn offers a secure space perfect for families and pet owners to enjoy. The level garden is easy to maintain while also providing a blank canvas for further development. A door from the garden also provides access to the detached garage, offering potential to convert into a sunroom (subject to planning approval). The garage itself serves as an excellent storage area or workshop. To the front, a driveway provides off-road parking and access to the garage.

SERVICES

All Mains Services, Gas Central Heating, Double Glazing

ADITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers Around £280,000 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.





1 Queen Elizabeth Square, Galashiels

Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft

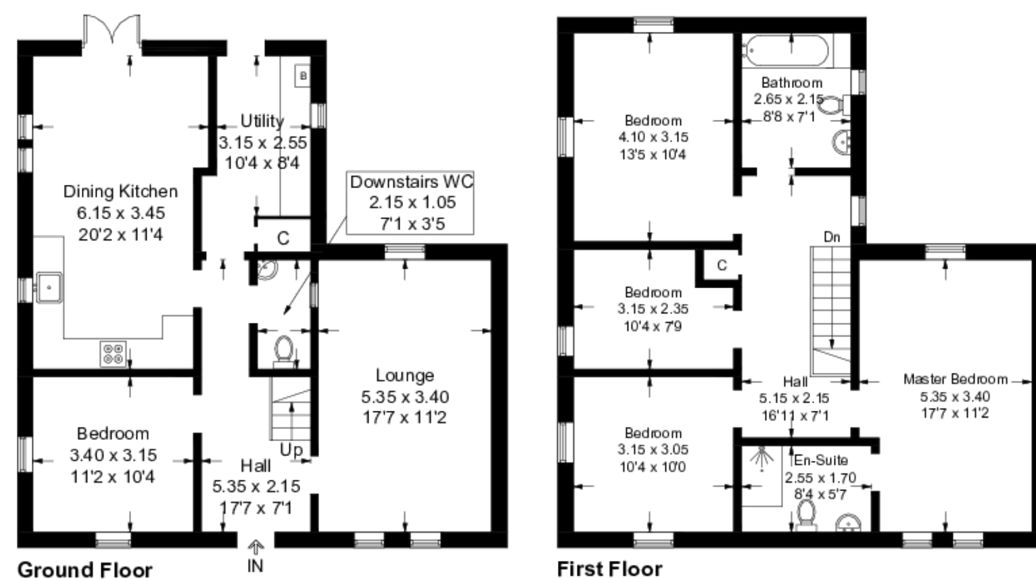


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans Uk ketch.com © (1D1100178)

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