



BANNERMANBURKE

PROPERTIES LIMITED



19 Queen Elizabeth Drive, Galashiels, TD1 2NN

Semi detached dwelling house located in the popular Melrose Gait development on the outskirts of Galashiels. Offered for sale in good order in mainly neutral tones, the property has a low maintenance front and rear garden and well appointed kitchen and bathroom facilities with a range of storage both internally and externally.

■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ GROUND FLOOR CLOAKROOM ■ THREE BEDROOMS (MASTER ENSUITE) ■ BATHROOM ■ FLOORED ATTIC ■ FRONT AND REAR GARDENS ■ DECKING, LAWN AND SHEDS ■ GAS CH AND DG

OFFERS IN THE REGION OF £144,500

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Situated on the Gala Water in rolling Borders Countryside, Galashiels is a bustling town boasting a variety of speciality shops, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities, including rugby, football, and golf. With good road links, Galashiels is well placed for commuting to Edinburgh with Galashiels train station direct to Edinburgh Waverley.

Edinburgh 35 miles, Hawick 18 miles, Selkirk 7 miles, Peebles 18 miles

Situated on the A7 which provides a through-route north to Edinburgh and south to Carlisle and the M6. Rail links are available at Galashiels, Edinburgh, Carlisle and Berwick-UponTweed. The nearest International Airport is located in Edinburgh.

The Property

Semi detached three bed dwelling house located in a popular new build development. On the ground floor is the sitting room, kitchen and a downstairs WC. The first floor houses the family bathroom, three bedrooms and the en suite shower room. There is also a spacious floored attic. The front garden is low maintenance and chipped and the enclosed rear garden has three large timber sheds and an area of artificial lawn and a split level decking.

Hallway

Decorated in neutral tones with white painted timber finishes and timber effect laminate flooring. Central heating radiator. Coat hooks. Attractive ceiling spotlight fitting. Carpeted staircase leads to the first floor level

Sitting Room 12'0" x 14'1" (3.65 x 4.29)

Located to the front of the property with double glazed windows overlooking the front garden. Central heating radiator. Decorated in pale grey with a feature wall in patterned wallpaper. Timber effect laminate flooring. White painted timber finishes. Attractive ceiling light fitting. Wall mounted central heating thermostat. Large under stairs storage cupboard houses the electric meter and switch gear.

Kitchen 15'5" x 10'0" (4.70 x 3.06)

Located to the rear of the property with double glazed window and double glazed door to the rear garden. Decorated in neutral tones with vinyl flooring. Built in breakfast bar area. Tiling to splashback areas. Attractive ceiling spotlight fittings. Central heating radiator. Space for free standing fridge freezer. Stainless steel built in electric oven with four ring gas hob and chimney style extractor fan located above. One and a half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for both dishwasher and washing machine. Access to WC.



WC 6'7" x 3'7" (2.00 x 1.08)

Accessed from the kitchen. Decorated in white and comprises of 2pc suite of wash hand basin and WC. Tiling to splashback areas and small central heating radiator. Vinyl flooring. Ceiling light.

First Floor Landing

The upper landing is decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light. Smoke alarm. Access hatch to large floored attic. Storage cupboard with shelving.

Master Bedroom 9'6" x 9'4" (2.90 x 2.84)

Located to the front with double glazed window. Central heating radiator. Ceiling light fitting. Decorated in white with a feature wall in brick effect wallpaper. Carpet flooring. Mirrored sliding doors lead to built in wardrobes.

En Suite 5'9" x 6'5" (1.76 x 1.96)

Located to the front with a double opaque glazed window. Decorated in neutral tones with tiled flooring. Central heating radiator. Ceiling light. Comprises of 3pc white suite of shower enclosure, wash hand basin and WC. Shower enclosure is tiled to full height in neutral tones and houses an electric shower.

Bedroom 2 7'8" x 8'7" (2.34 x 2.62)

Located to the rear of the property with a double glazed window overlooking the rear garden. Decorated in grey with carpet flooring. Central heating radiator. Ceiling light. Built in wardrobes with sliding doors.

Bedroom 3 7'6" x 7'8" (2.28 x 2.34)

Located to the rear with double glazed window overlooking the rear garden. Single room decorated in pale grey and carpet flooring. Ceiling light. Central heating radiator.

Bathroom 5'7" x 6'0" (1.71 x 1.83)

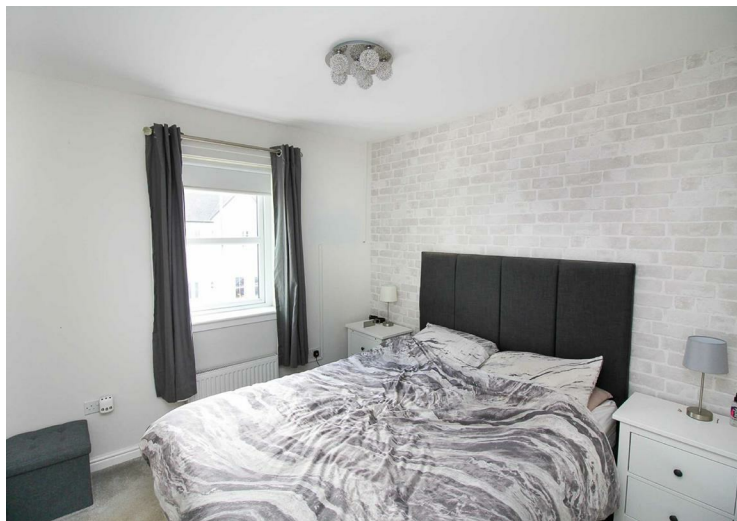
Tiled to full height on three walls in a neutral tile and the remainder is painted in neutral tones. Tile effect flooring. Comprises of 3pc white suite of bath, wash hand basin and WC. Wash hand basin has storage beneath. Halogen ceiling spotlight fitting. Located over the bath is a curved glazed shower screen and chrome shower run off the boiler.

SALES DETAILS AND OTHER INFORMATION**Fixtures and Fittings**

Carpets and floor coverings included in the sale and integrated appliances

Services

Mains drainage, water, gas and electricity.



Offers:

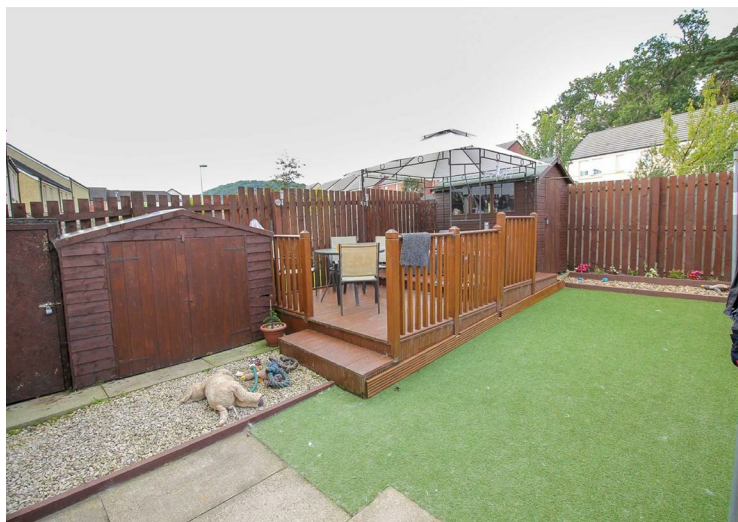
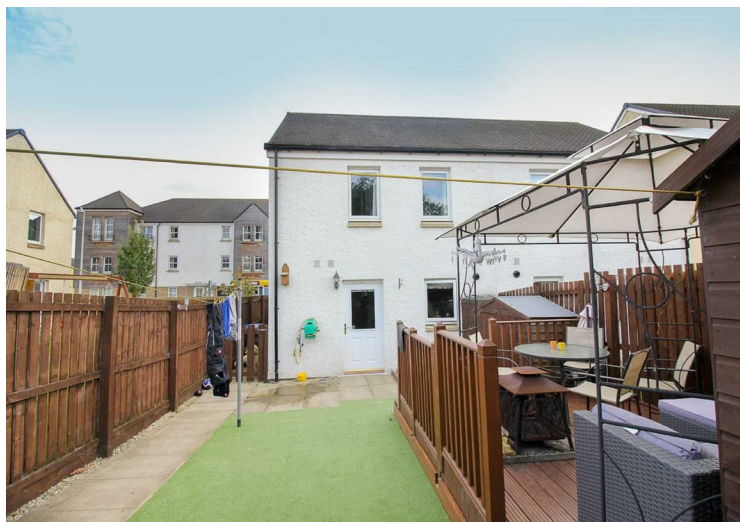
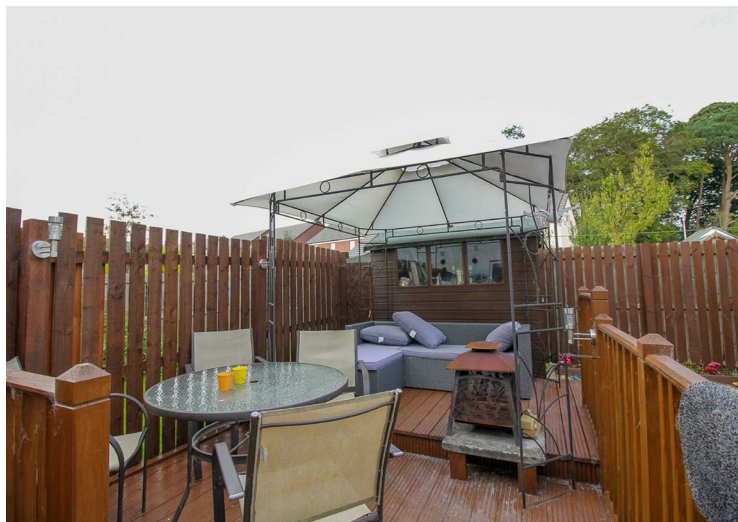
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

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