

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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9 Queen Elizabeth Drive, Galashiels

TD1 2NN

Guide Price £150,000



Situated within a popular modern development towards the outskirts of town, 9 Queen Elizabeth Drive is an attractive end terraced property benefiting from a pleasant situation. The property is presented onto the market in move in condition, boasting modern kitchen and bathroom fittings, and features an en-suite off the master bedroom. Outside, there is a private enclosed garden to the rear whilst ample parking is available within the cul de sac. Early viewing of this property comes highly recommended.



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Ground Floor
Entrance Hall
Lounge
Dining Kitchen
Downstairs WC

First Floor
Master Bedroom with En-Suite
Two further Bedrooms
Bathroom

Outside
Enclosed garden to the rear
Gas Central Heating
Double Glazing



Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures & Fittings

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

Services:

Mains drainage, water, electricity and gas.

EPC:

C

Council Tax Band:

C

Viewing:

Strictly by appointment with the Selling Agent.

Entry:

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

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Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
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Approximate Gross Internal Area
69.7 sq m / 750 sq ft



Illustration for identification purposes only.
measurements are approximate, not to scale.
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.