

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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34 Queen Elizabeth Drive, Galashiels

TD1 2NN

Offers Over £75,000



34 Queen Elizabeth Drive is a comfortably proportioned first floor apartment, located within a popular modern development, set towards the outskirts of Galashiels. The property is presented in immaculate order throughout and benefits from many attractive features. Viewing of this lovely property is strongly recommended in order to fully appreciate. Hall, Lounge, Kitchen, Bedroom, Bathroom, Gas Central Heating, Double Glazing, Secure Entry System, Shared Garden, Bin Store, Parking. As an added benefit there is also a convenience store located underneath the property to save you having to travel too far in to town for any necessities.

34 Queen Elizabeth Drive, Galashiels

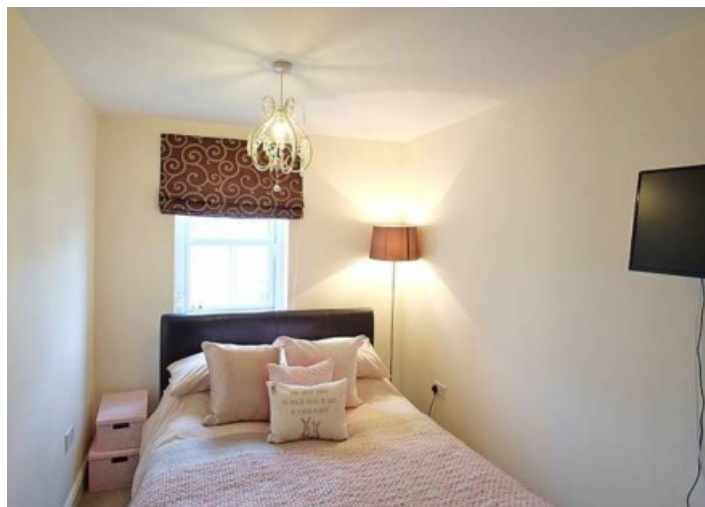
TD1 2NN

Offers Over £75,000

Hall
Lounge
Kitchen
Bedroom
Bathroom

Gas Central Heating
Double Glazing
Secure Entry System

Shared Garden
Bin Store
Parking



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. 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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The fitted blinds are also included in the sale.

Services:

Mains drainage, water and electricity. Gas central heating, double glazing. The upkeep of the landscaped areas that surround the property, maintenance of the common areas and buildings insurance is covered by a managing company. A factoring charge of approximately £42 per month is levied.

EPC:

C

Council Tax Band:

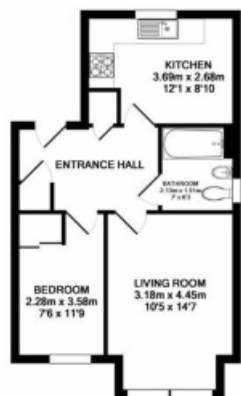
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Viewings:

By appointment with the Selling Agent.

Entry:

By mutual agreement.



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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

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.

Full members of:

