

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10 Queen Elizabeth Square, Galashiels

TD1 2QJ

Guide Price £145,000



****PRICE REDUCED****

Set within one of the nicest parts of the popular Melrose Gait development, with open outlooks over the village green, 10 Queen Elizabeth Square is an immaculately presented semi-detached family home. Tastefully decorated throughout, the property boasts a spacious lounge, three bedrooms, three bathrooms and a bright dining kitchen with French doors to the enclosed rear garden. Early viewing recommended to avoid disappointment.



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Hall
Lounge
Dining Kitchen with French Doors to Garden
Downstairs WC
Master Bedroom with En-Suite
Two Further Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Enclosed Garden to Rear



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 and Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

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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10 Queen Elizabeth Square, Galashiels

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft

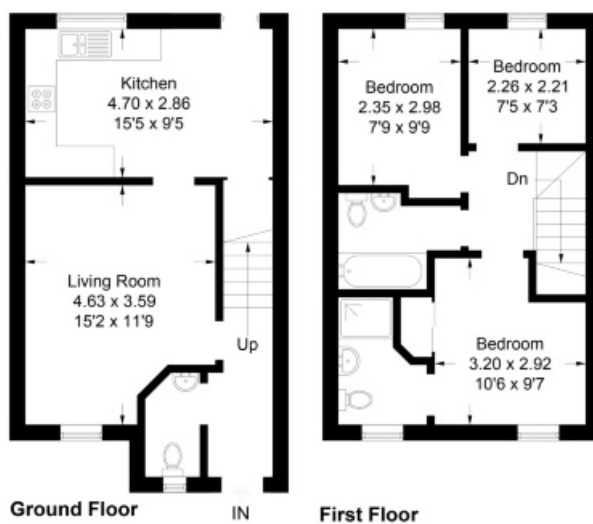


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4us.com © (ID710351)

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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.