

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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9 Queen Elizabeth Square, Galashiels

TD1 2QJ

Guide Price £175,000



9 Queen Elizabeth Square is an attractive semi-detached home, located within a sought-after modern development, set towards the outskirts of Galashiels with good public transport links into the town centre and railway station. Offering move-in ready accommodation with a bright and welcoming feel throughout, the property enjoys lovely open outlooks over the green. The accommodation comprises: Hall, downstairs WC, lounge, dining kitchen, three bedrooms, en-suite shower room and bathroom. Externally, the enclosed rear garden offers a safe and sunny haven for children and pets, with a neat front garden and ample residents parking to the front and rear. A fantastic home in a great location and early viewing is strongly advised.



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Hall
Lounge
Dining Kitchen
Downstairs WC
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden to Rear
Small Garden Area to Front
Ample Residents' Parking to Front & Rear



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. Some items of furniture, appliances and garden furniture may be available by separate negotiation.

Services

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

EPC

C

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



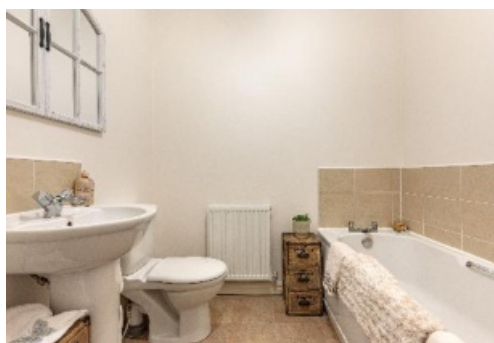
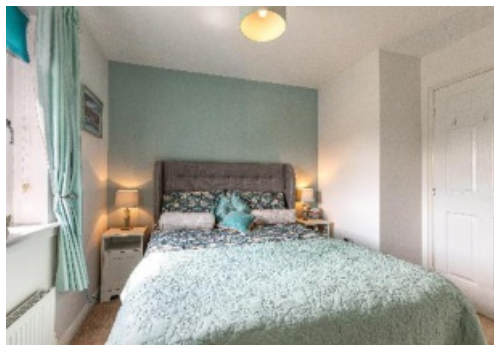
Interested in this property?
Call 01896 758311

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Langholm,	Tel 013873 80482
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Approximate Gross Internal Area = 73.8 sq m / 794 sq ft

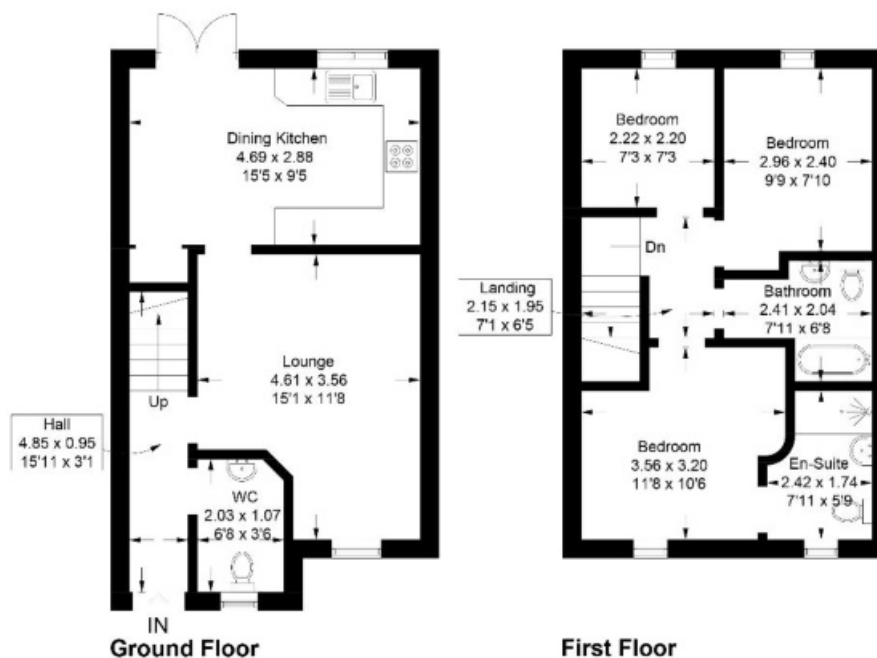


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1318574)

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.