

# 17 Queen Elizabeth Drive

GALASHIELS, BORDERS, TD1 2NN



## 3 BEDROOM SEMI DETACHED FAMILY HOME



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Melrose Gait is a new housing development built by Persimmon Homes, 17 Queen Elizabeth Drive offers a well-appointed, versatile family living space, beautifully maintained by the current owners with crisp and modern decor throughout. With its quiet location within the estate and a children's play park close by, we would highly recommend early viewing of this attractive family home that offers spacious accommodation. There is also a shop within 20m of the front door, meaning you'll never run out of anything.

The property is offered in turn-key condition, and benefits from gas fired central heating and double glazing throughout. The welcoming hallway has a staircase to the first floor. There is a WC featuring a two-piece white suite of wash hand basin for convenience. The sitting room is set to the front of the property, decorated in neutral tones and has complimentary neutral carpeting. The open plan kitchen/dining room is a fabulous family space to the rear of the property. The kitchen is well-appointed with a range of quality fitted floor and wall units incorporating a stainless steel gas hob and oven with extractor above, stainless steel sink.

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On the first floor, the master bedroom is well proportioned with built-in wardrobes and a well-appointed en-suite shower room. Bedroom two is a good-sized double room, perfect as a guest room. Bedroom three is another good sized single room. The family bathroom is well fitted with a three-piece white suite consisting of a bath, wash hand basin and WC.

A well maintained rear garden, laid mainly to lawn is a real sun trap in the summer months.

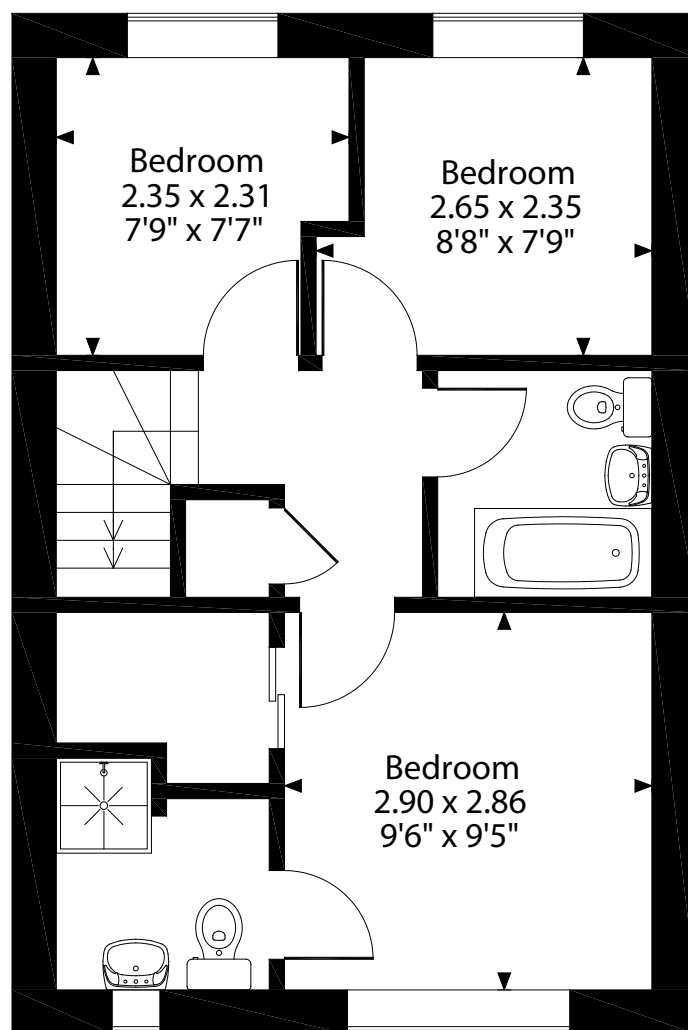
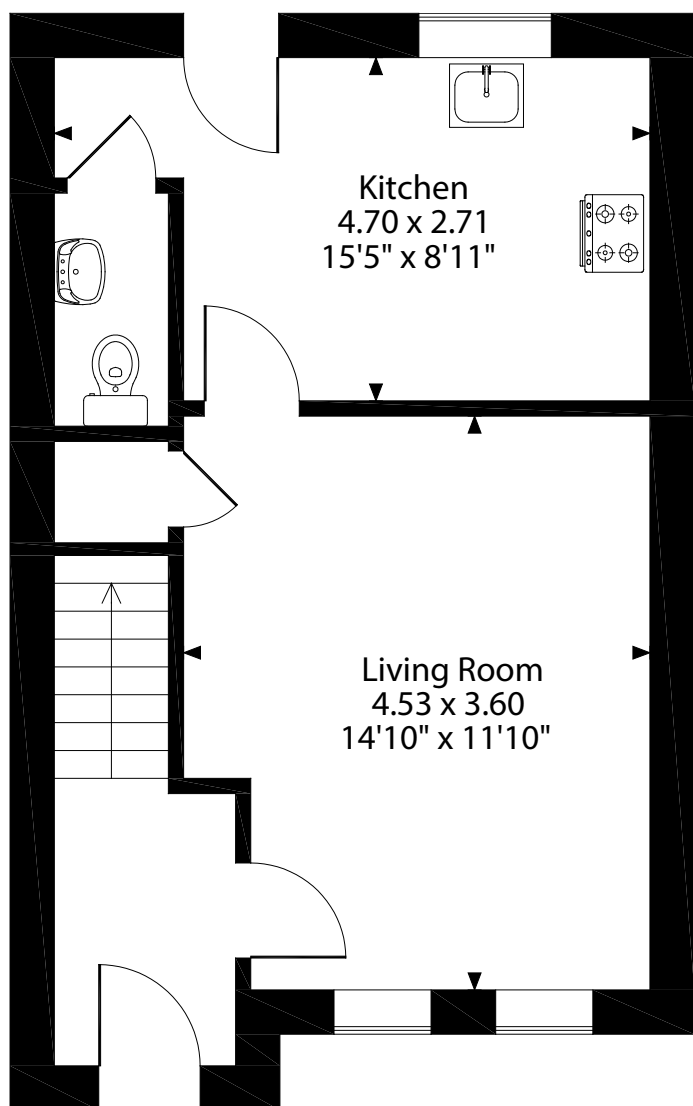
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Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: C

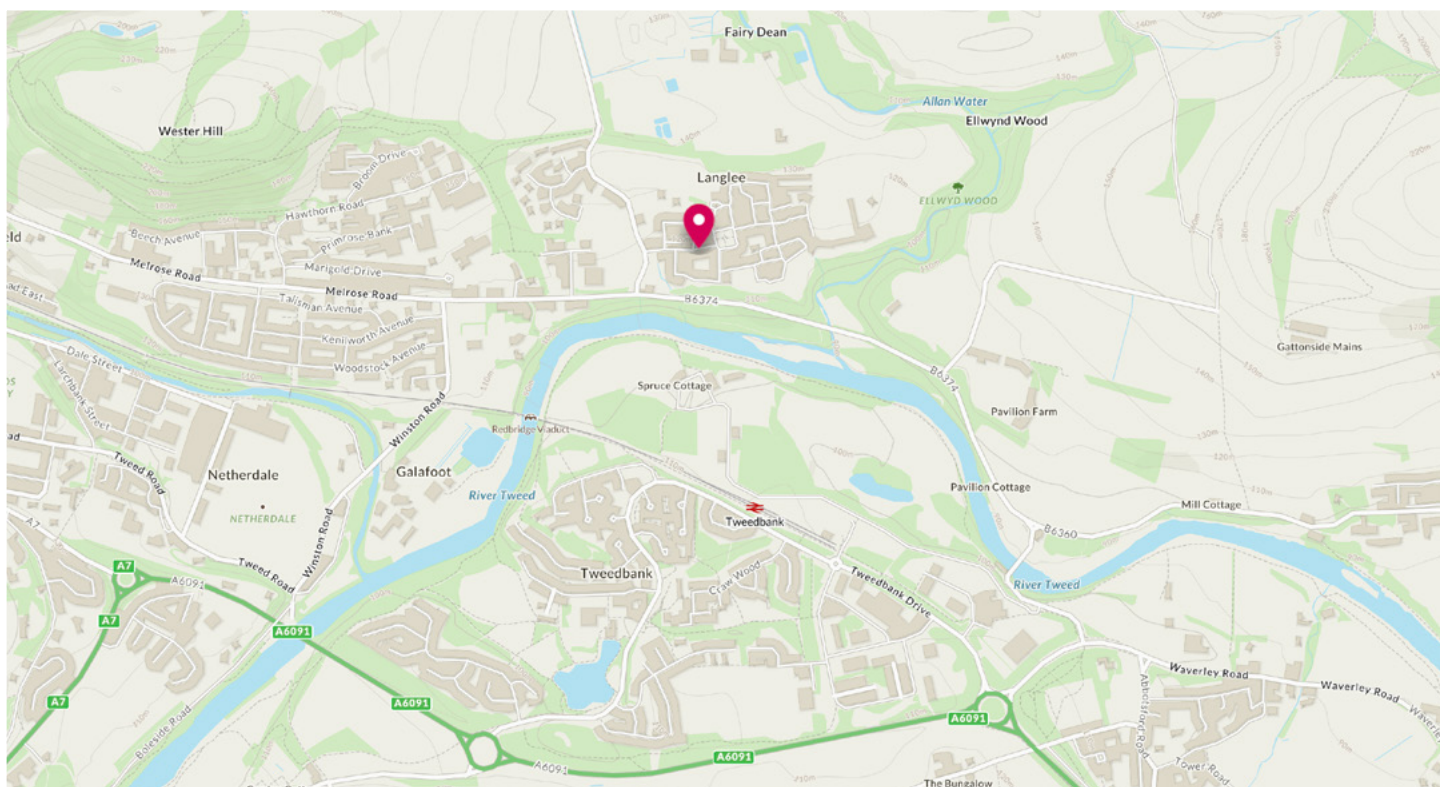
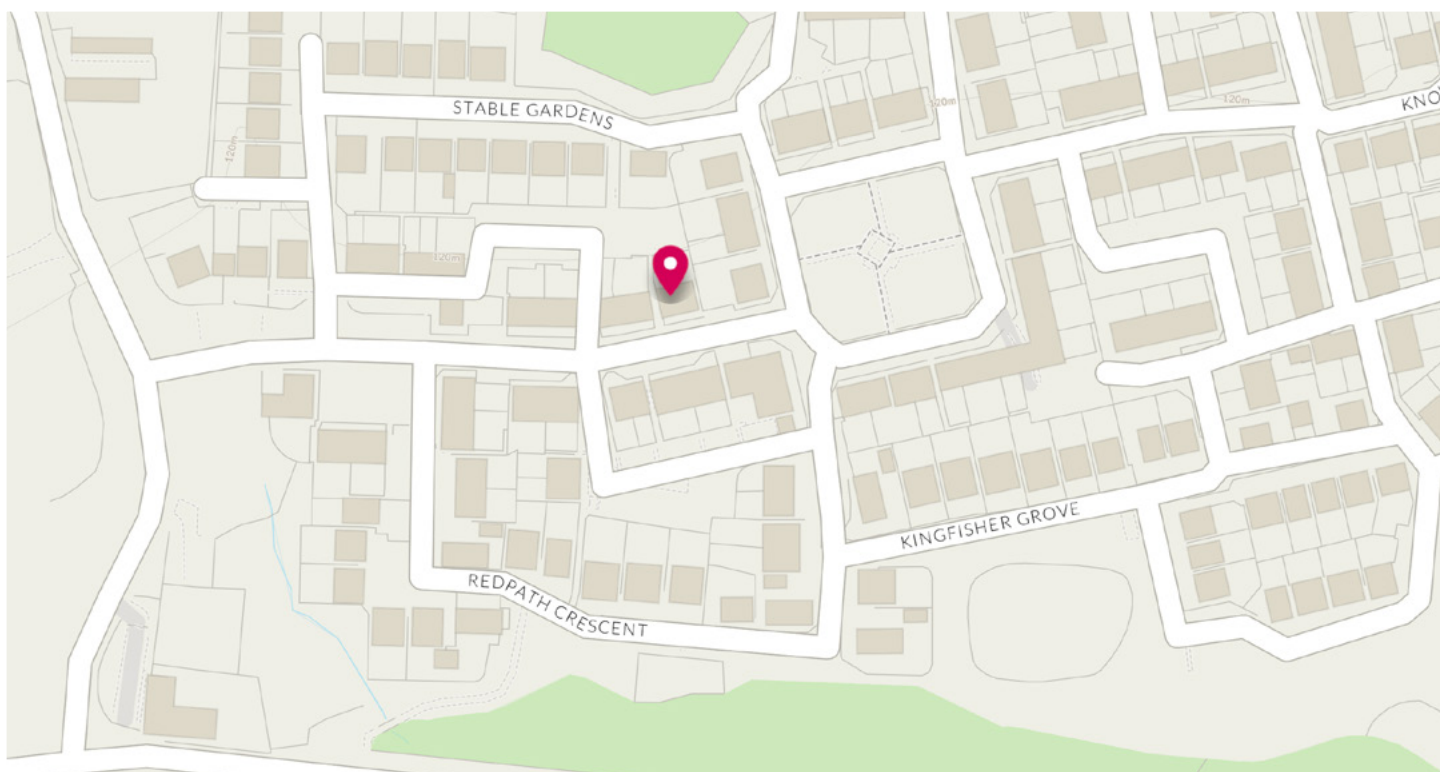


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The property is close and convenient to Galashiels, Melrose, the Borders General Hospital, Tweedbank Railway Station, the River Tweed and the Eildon. Galashiels is a small town, there are plenty of activities available to enjoy. A short walk away you will find Gala Water Retail Park, which features a Marks & Spencer Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to a Tesco Extra and an Asda. Galashiels also has a modern and spacious gym and has a number of bars and restaurants suitable for couples or families. There are various sports clubs in the town which include, rugby, football, golf, cricket, athletics, tennis and bowls, which welcome both seniors and juniors. There are various parks in the town which families can enjoy. Galashiels has a number of primary schools, a secondary school, Heriot-Watt University and The Borders College.

The Borders Railway line has a half-hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders through Midlothian to Edinburgh Waverley, connecting to the national and international rail network within an hour.

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