



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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4 Queen Elizabeth Square

GALASHIELS, TD1 2QJ





Galashiels is a small town, there are plenty of activities available to enjoy. A short drive 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. Cyclists can join the ninety mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through. Galashiels has a number of primary schools, a secondary school, Heriot-Watt University and The Borders College.

You will find the Scottish Borders is easy to reach from every direction, with major routes from all directions touching its boundaries. Leave behind the motorways and ring roads and in little more than an hour by car from Edinburgh, Glasgow, Newcastle and Carlisle you will discover that driving is a pleasure again. Traffic free roads and quiet country lanes reveal new breathtaking vistas which change with the seasons, weather and light. 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.





## 4 QUEEN ELIZABETH SQUARE

Built by Persimmon Homes, 4 Queen Elizabeth Square offers well appointed, versatile family living space, beautifully maintained by the current owners with crisp and modern decor throughout. With its quiet location on the square and a children's play park close by, we would highly recommend early viewing of this attractive family home that offers spacious accommodation.

The property is offered in turn-key condition, and benefits from gas fired central heating and double glazing throughout. The welcoming hallway has a timber 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 with double French doors to the patio area in the back garden. 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. On the first floor, the master bedroom is well proportioned with built-in mirror 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 room. The family bathroom is well fitted with a three-piece white suite consisting of a bath, wash hand basin and WC.

External: A well maintained landscaped garden, laid mainly to lawn complete with patioed area & garden shed.

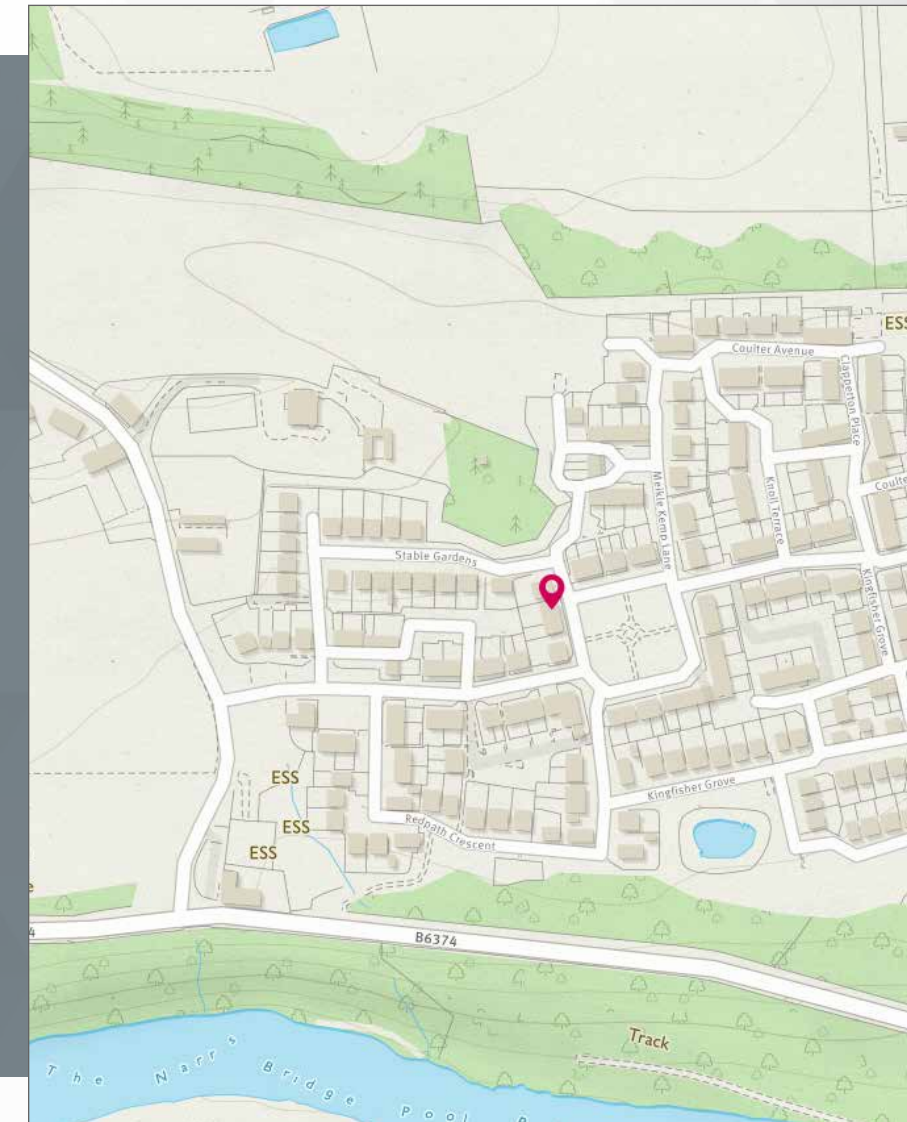
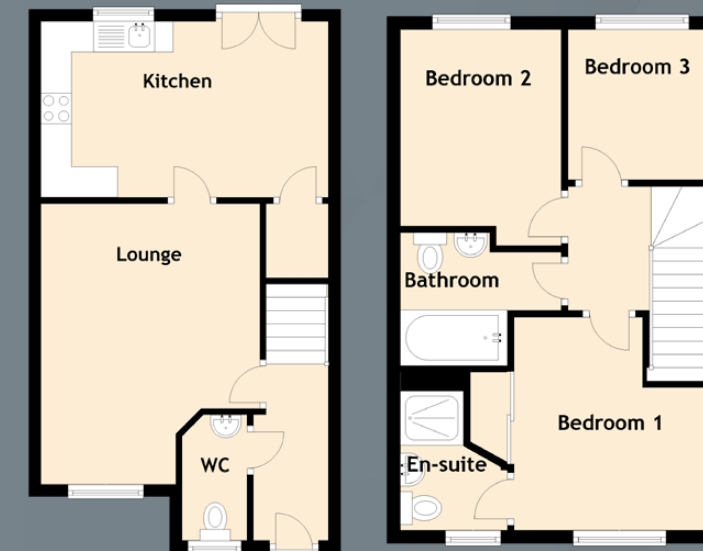




Approximate Dimensions (Taken from the widest point)

Kitchen	4.71m (15'5") x 2.88m (9'5")
Lounge	4.60m (15'1") x 3.59m (11'9")
WC	2.06m (6'9") x 0.72m (2'4")
Bedroom 1	3.15m (10'4") x 2.92m (9'7")
En-suite	2.40m (7'10") x 0.96m (3'2")
Bedroom 2	2.44m (8') x 2.00m (6'7")
Bedroom 3	2.28m (7'6") x 2.18m (7'2")
WC	2.06m (6'9") x 0.72m (2'4")
Bathroom	2.02m (6'8") x 1.35m (4'5")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: C





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