



40 Queen Elizabeth Drive, Galashiels, TD1 2NN

Guide price £90,000









# 40 Queen Elizabeth Drive Galashiels, TD1 2NN

- Modern One Bedroom Apartment
- Ideal First Time Buy
- Modern Fixtures & Fittings
- Train Station Near-By
- Second Floor
- Investment Potential
- Local Amenities Close by
- Resident & Visitor Parking

We are delighted to present this modern one bedroom second floor flat located within the ever popular Melrose Gait Development located on the outskirts of Galashiels and close to Melrose. The development boasts a local convenience store and provides the perfect base for local transport links, including the Galashiels Interchange and Tweedbank Railway Station, and benefits from a wide range of local amenities available in Galashiels town centre.

The property provides spacious accommodation with modern fixtures & fittings and gas central heating ideal for a first-time buyer looking for a turn-key property.

## ACCOMMODATION

- HALLWAY - KITCHEN - SITTING ROOM - BEDROOM - BATHROOM -



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## Internally

The property is entered via a multi-locking door from the communal second floor landing into a bright and spacious hallway with large storage cupboard, The well-proportioned lounge sit to the front of the property with a pleasant view over the surrounding area. The kitchen is set to the rear with space for a breakfasting table. The double bedroom is well-proportioned with a built-in wardrobe. The modern bathroom completes the accommodation.

## Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include a 4-burner gas hob with stainless-steel extractor and electric oven. There are freestanding appliance spaces for a washing machine and tall fridge freezer.

## Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead shower and tiled splashbacks.

## Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.



### Services

Mains water, electricity, gas and drainage.

### Location

The property is located within a very popular residential area on the outskirts of Galashiels, and close to the town of Melrose. Galashiels has a wide range of local amenities including supermarkets, retail shops, bars and restaurants. There is a regular bus service which runs daily with a bus stop located at the entrance to the development.

Galashiels is one of the largest Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

### Council Tax Band

Council Tax Band A.

### Service Charges

There is a service charge for the building covering the block insurance, general maintenance and upkeep to the communal staircase / door entry system. Details are available upon request.

### Home Report

A copy of the Home Report can be downloaded from our website 24/7.

### Viewings

Strictly by Appointment Only via James Agent.

### Offers

All offers should not be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the seller shall not be bound to accept any offer and reserves the right to accept at any time.





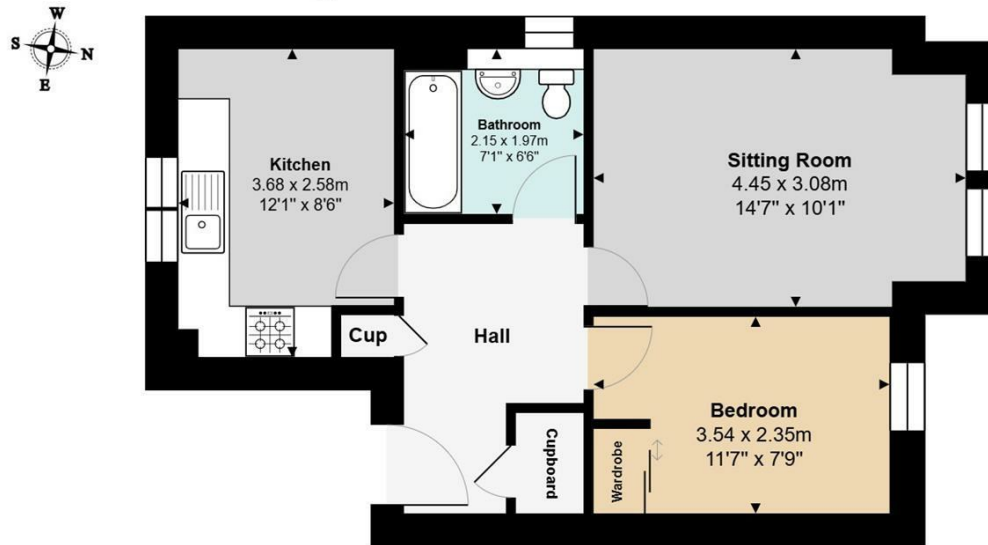




## Floor Plans

40 Queen Elizabeth Drive, Galashiels, TD1 2NN

Approximate Gross Internal Floor Area: 44.2 m<sup>2</sup> ... 476 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

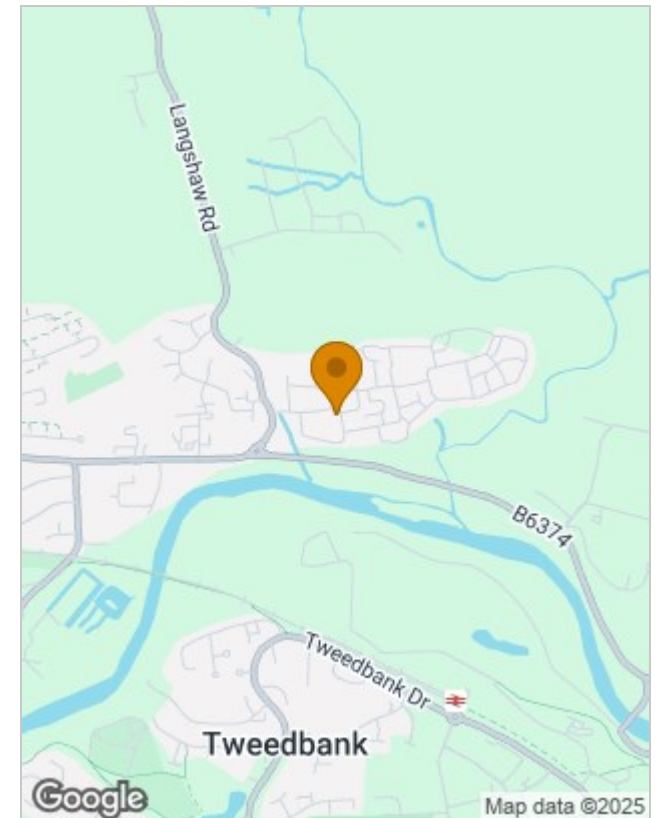


## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



### Energy Performance Graph

The figure consists of two side-by-side bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO<sub>2</sub>) Rating'. Both charts compare the performance of Scotland in 2002/01 (represented by horizontal bars) against the EU Directive 2002/91/EC (represented by vertical bars). The charts use a color-coded scale from A (green) to G (red) for energy efficiency and from A (blue) to G (grey) for environmental impact. The EU Directive bars are labeled with 'Very energy efficient - lower running costs' for ratings A-D and 'Not energy efficient - higher running costs' for ratings E-G. The Scotland bars are labeled with 'Very environmentally friendly - lower CO<sub>2</sub> emissions' for ratings A-D and 'Not environmentally friendly - higher CO<sub>2</sub> emissions' for ratings E-G.

Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
B		
C		
D		
E	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
F		
G		

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB