

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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9 Ladhope Drive, Galashiels, TD1 2BL

Guide Price £300,000



9 Ladhope drive is a beautifully presented three bedroom detached bungalow in a sought after area of Galashiels. It benefits from an elevated position with lovely views over the surrounding countryside and is set upon a large plot providing a generous garden with scope to extend the existing property if desired. Having been refurbished throughout by the present owner it is presented into the market in move in condition. One of the most notable features is the open plan lounge, dining, and kitchen area, creating a spacious and sociable living space. All three bedrooms are comfortably proportioned whilst there is a well appointed contemporary shower room. There are various different sections of garden, all well planned and enjoying an excellent degree of privacy while still making the most of the open outlooks, with the added benefit of a garage and drive providing off street parking.



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Accommodation:
Entrance Hallway
Large Lounge/Dining Area/Kitchen
Three Bedrooms
Shower Room

Hybrid heat pump heating system
Double Glazing

Generous gardens surrounding
Garage
Drive



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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Hybrid heat pump heating system. Double Glazing

EPC Rating

C

Council Tax Band

E

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



**Interested in this property?
Call 01896 758311**

27 Market Street,
Galashiels, TD1 3AF
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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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Selkirk, Tel 01750 723 868
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Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft

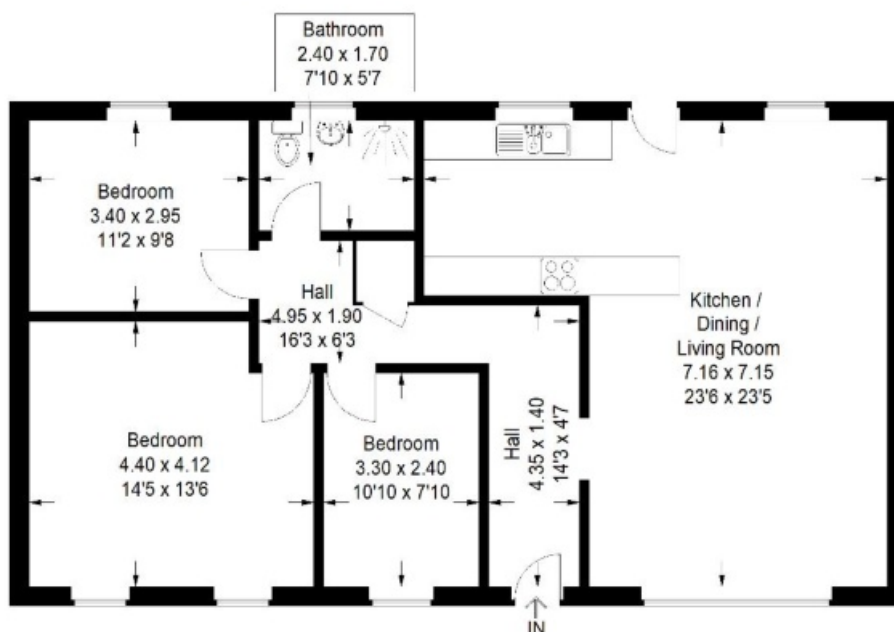


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1214296)

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