

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 20 Ladhope Drive, Galashiels

TD1 2BL

**Offers Over £195,000**



20 Ladhope Drive is an attractive semi-detached bungalow which is located in a highly sought after area of Galashiels, tucked away set back from the road, and enjoying lovely unrivalled views to the rear over the town and surrounding countryside. The property is extremely well presented and offers a comfortably proportioned layout; ideally suited to those searching for an affordable and easily managed starter home or would also be suitable for those looking to downsize. Both the kitchen and bathroom are finished with modern fittings and the neutral decor throughout will suit most tastes. Externally, there are generous gardens to the front and rear with the latter enjoying excellent privacy and a newly laid patio which is perfect for outdoor seating and entertaining. Plenty of parking is available on street.





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TD1 2BL

**Offers Over £195,000**

Accommodation:

Entrance Hall

Lounge

Kitchen

Two Bedrooms

Shower Room

Gas Central Heating

Double Glazing

Generous gardens to front & rear





### 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. Gas central heating. Double Glazing.

### EPC Rating

C

### Council Tax Band

C

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement





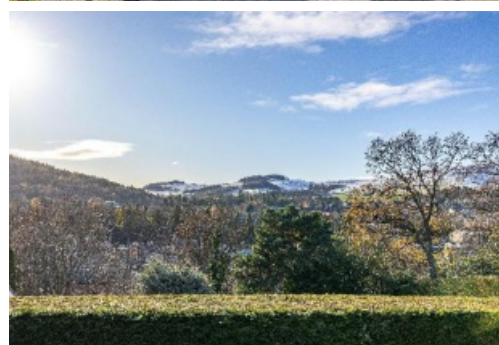
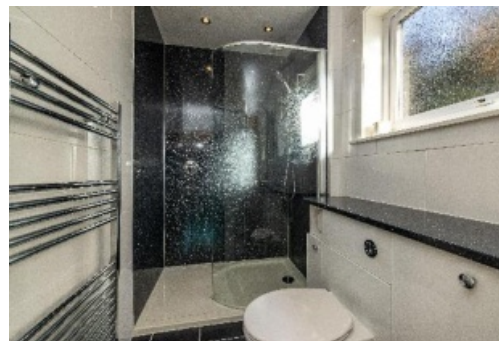
**Interested in this property?  
Call 01896 758311**

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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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## 20 Ladhope Drive, Galashiels, TD1 2BL

Approximate Gross Internal Area = 62.0 sq m / 667 sq ft

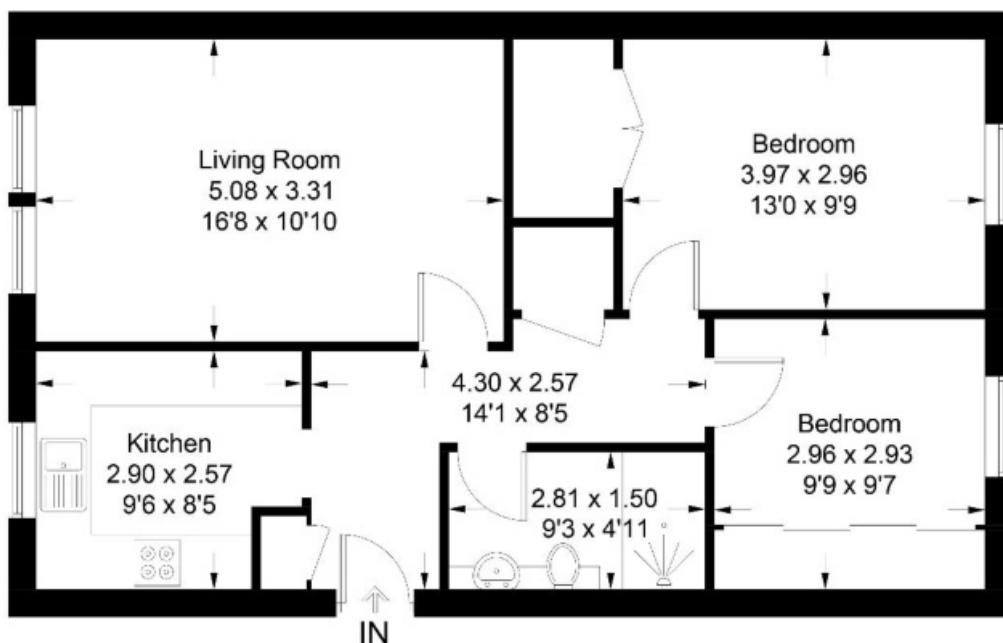


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101257762)

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.