

Galashiels

Call 01896 758311



CULLEN KILSHAW
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35 Ladhope Crescent, Galashiels

TD1 2BN

Guide Price £255,000



This lovely semi-detached bungalow enjoys a sought-after elevated position within Galashiels, with fantastic views across the town and beyond. Offering comfortably proportioned accommodation all on one level, the property provides flexible living space with three bedrooms, one of which is currently used as a dining room, together with a lounge, kitchen and bathroom. Beautiful gardens lie to both the front and rear, with several seating areas and an elevated decking area making the most of the stunning views. A driveway and detached garage provide private, off-street parking and storage options. The property is ideally placed for access to the wide range of amenities Galashiels has to offer, including shops, supermarkets, cafés, restaurants, schools and leisure facilities, while the town centre and Galashiels Transport Interchange are within easy reach, providing bus and Borders Railway services to Edinburgh.



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Hall
Lounge
Kitchen
Three Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden to Front & Rear
Shed
Detached Garage
Drive



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

C

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



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

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Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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35 Ladhope Crescent, Galashiels

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft

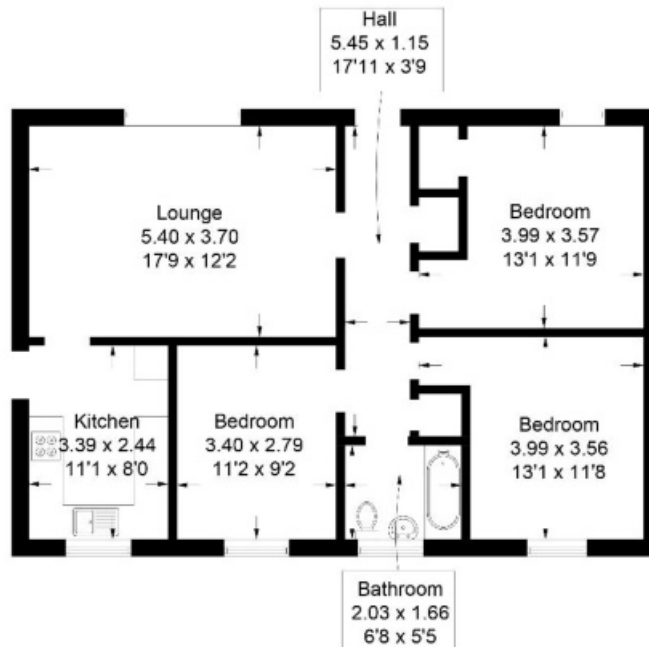


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337625)

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.