



2a Ladhope Bank, Galashiels, Scottish Borders, TD1 2JJ

Two-Bedroom, Southerly-Facing, Period, Stone-Built, End-Terrace Cottage

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Property Description

Immaculately presented, two-bedroom, southerly-facing, period, stone-built, end-terrace cottage. Set on a quiet side street in a desirable residential area in the historic town of Galashiels, in the Scottish Borders.

Comprises an entrance hall, living room, two double bedrooms and a shower room.

In move-in condition, the cottage is fully refurbished to an exemplary standard and finished in light neutral decor.

Highlights include a stylish fitted kitchen and modern bathroom, double-glazed windows with fitted blinds, updated rendered walls and internal doors. In addition, there is a wood-burning stove for the lounge, gas central heating, new flooring and updated electrics, including contemporary lighting.

Externally, there is a low-maintenance garden to the front, unrestricted parking on the surrounding streets and a local woodland adjacent.

Internet available to purchaser with change of ownership option (contract ends December 2024).

Some items of furniture may be available by separate negotiation.

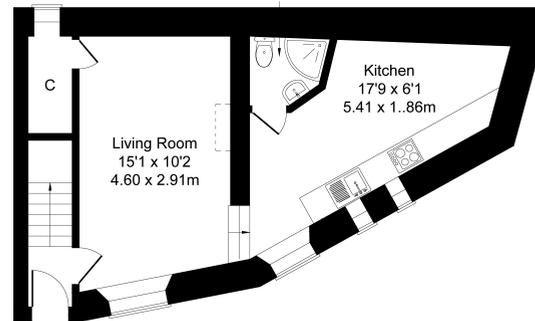
A bright entrance hall is finished with light, neutral decor and contemporary, grey carpeting, which continues throughout most of the cottage. A living room, with generous cupboard storage, enjoys tasteful presentation, open stonework and a recessed, wood-burning stove. Leading off the living room, a kitchen is finished with neutrally-toned units, stylish splashback tiling, wood-effect worktops and flooring. Appliances include an integrated oven, a ceramic hob, a stainless-steel canopy a fridge, a freezer and a freestanding washer dryer. Upstairs, a naturally lit landing leads to two double bedrooms. Bedroom one benefits from built-in cupboard storage, whilst the second bedroom features original floorboards and a traditional fireplace. Completing the accommodation, a ground-floor shower room comprises a corner shower cubicle, a WC suite, a chrome, ladder-style radiator, vanity storage, panel splash walls and a Sensio Libra demister, led, warm/cool, illuminated mirror.

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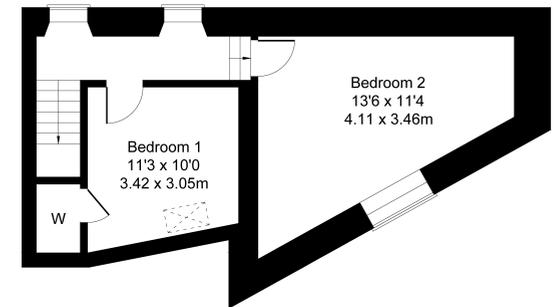
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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)

Shower Room
5'5 x 4'10
1.66 x 1.48m



Ground Floor



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Galashiels is an ancient burgh with famous historic links, buildings and sites, surrounded by the rolling hills of the Borders countryside. By direct route along the A7, Galashiels is located approximately 27 miles from the Edinburgh bypass, making it a convenient commute for countryside living. Excellent leisure pursuits surround the area, providing golf, fishing, mountain biking and hill walking including the famous Southern Upland

Way. The town itself has all the local amenities expected, including major supermarkets, local shopping, restaurants and cafés. Galashiels also has its own Transport Interchange, with a train station for the Borders railway offering easy and direct commuting straight into the heart of Edinburgh and a bus station offering bus links to all major Borders towns.





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