3 Ladhope Drive Galashiels, TD1 2BL

A Modern and Stylish Three Bedroom, Link-Detached Bungalow For Sale As A Whole • Offers Over £235,000

















BRIEF RESUME

- Three Bedroom Link-detached Bungalow
- Large Wrap Round Landscaped Gardens
- Stylish Decoration
- Spacious and Family-Sized
- Close to Local Amenities
- NIA 91 sqm (980 sqft) or thereabouts

DESCRIPTION

and lounge, and dimmable LED spot lighting in Berwick-upon-Tweed. the lounge, hall and bathroom.

LOCATION

The property is situated just off the town centre. On a broader note, the Scottish Borders region in a desirable development of similar properties. offers a quality of life that is second to none and Its elevated position within the town affords the in an area of 1800 square miles there is certainly property views over the town and countryside plenty of space to enjoy our beautiful unspoilt beyond. Ladhope Drive is popular for families and countryside and individual towns. Leave the those looking to downsize to a bungalow. congestion and overpricing behind and discover Situated in the heart of the Scottish Borders, the for yourself what a fantastic place the Borders is flourishing town of Galashiels undoubtedly offers to live, work and play. Home to world class The property is a spacious link-detached the most extensive range of amenities in the activities and attractions, it's no wonder that the bungalow in a very desirable area of Galashiels. area, with an excellent variety of shops, area is so popular with visitors who come here to The property has low maintenance gardens to the supermarkets, pre-school, primary and secondary enjoy mountain biking at Glentress, salmon front and enclosed gardens to the rear which are schooling, and superb sporting, leisure and fishing on the Tweed, walking in our hills and landscaped and laid to lawn with bedded terrace recreational facilities. The Heriot-Watt Scottish forests or diving off the Berwickshire coast. with various plants and shrubs and a decked Borders Campus has a thriving student seating area, perfect for taking in the views of community, and there is a good selection of AREAS Gala Hill and the other hills across the valley. The restaurants and bars in the town and The property has been measured to provide the property has a single garage linked to the surrounding area. Galashiels is easily following approximate areas: neighbouring property, private off-street parking, commutable to Edinburgh via the A7 or A68 trunk and additional unrestricted on-street parking is roads, and airports are located at Edinburgh and available immediately outside. Fitted with Newcastle. The Borders Railway provides a direct double-glazing, and oak wood doors throughout, link to Edinburgh in under 1 hour, and a range of the property also features oak flooring in the hall services to London and the south depart from E & oe Measurements taken using a laser measurement device.

Description	Sq m	Sq Ft
3 Ladhope Drive	91	980



















Accommodation

The accommodation currently comprises: Entrance hall, living room/dining area, kitchen, storage cupboard, 3 bedrooms, family bathroom.

Energy Performance Certificate C72

Fixtures and fittings

All fixtures and fittings including lighting, floor and window coverings, the fridge-freezer, oven, hob, dishwasher, washing machine and wine cooler, are included in the sale.

Services

All mains services are understood to be connected with the main heating system being gas fired, with app controlled smart heating system in place. The bathroom benefits from electric underfloor heating.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

What3words///

Trumped.surpassed.officials

Viewing

By appointment with the sole agents. Edwin Thompson, Chartered Surveyors 76 Overhaugh Street Galashiels TD1 1DP Tel. 01896 751300

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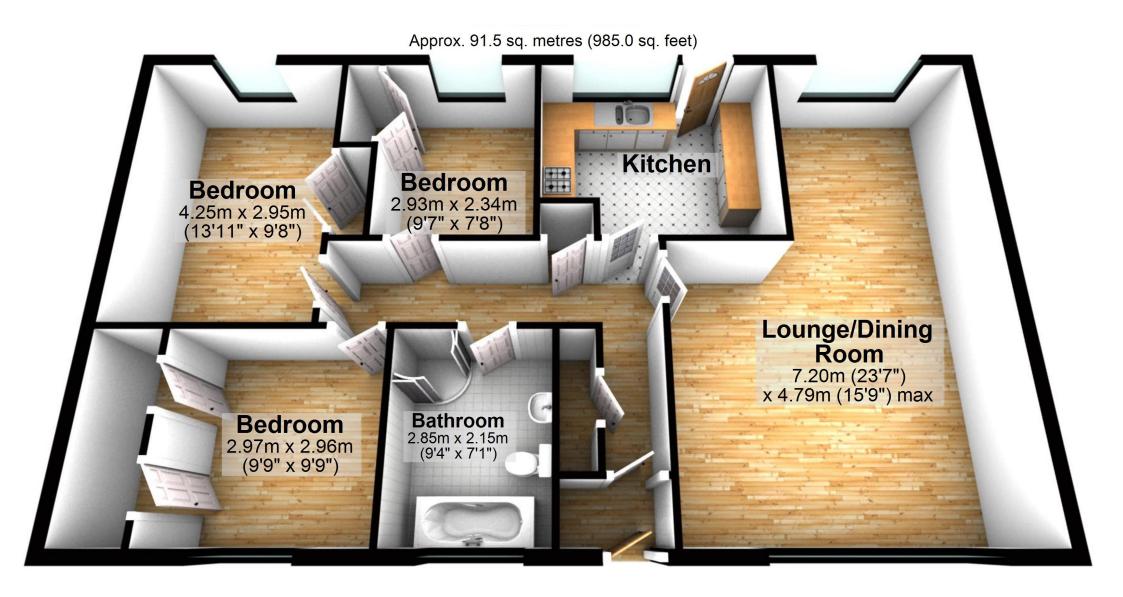
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