

# 3 Ladhope Drive

Galashiels, TD1 2BL

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

Edwin  
Thompson







### 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

The property is a spacious link-detached bungalow in a very desirable area of Galashiels. The property has low maintenance gardens to the front and enclosed gardens to the rear which are landscaped and laid to lawn with bedded terrace with various plants and shrubs and a decked seating area, perfect for taking in the views of Gala Hill and the other hills across the valley. The property has a single garage linked to the neighbouring property, private off-street parking, and additional unrestricted on-street parking is available immediately outside. Fitted with double-glazing, and oak wood doors throughout, the property also features oak flooring in the hall and lounge, and dimmable LED spot lighting in the lounge, hall and bathroom.

### LOCATION

The property is situated just off the town centre in a desirable development of similar properties. Its elevated position within the town affords the property views over the town and countryside beyond. Ladhope Drive is popular for families and those looking to downsize to a bungalow. Situated in the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area. Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The Borders Railway provides a direct link to Edinburgh in under 1 hour, and a range of services to London and the south depart from Berwick-upon-Tweed.

On a broader note, the Scottish Borders region offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast.

### AREAS

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
3 Ladhope Drive	91	980

*E & oe Measurements taken using a laser measurement device.*





### 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

E-mail: [a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)



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Approx. 91.5 sq. metres (985.0 sq. feet)

**Bedroom**  
4.25m x 2.95m  
(13'11" x 9'8")

**Bedroom**  
2.93m x 2.34m  
(9'7" x 7'8")

**Kitchen**

**Lounge/Dining Room**  
7.20m (23'7")  
x 4.79m (15'9") max

**Bedroom**  
2.97m x 2.96m  
(9'9" x 9'9")

**Bathroom**  
2.85m x 2.15m  
(9'4" x 7'1")

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Galashiels Office

T: 01896 751300

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