

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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37 Ladhope Crescent, Galashiels

TD1 2BN

Offers Over £175,000



37 Ladhope Crescent is a very attractive semi-detached bungalow which is located within a sought after area of Galashiels, enjoying an elevated position with lovely views over the town and beyond. The property has been well maintained by the present owners and is offered for sale in very good order, boasting a well planned layout which would be perfectly suited to those searching for an easily managed property which is ready to move into. The property sits upon a particularly large plot, providing generous gardens to the front side and rear offering scope for extension if desired. Early viewing of this desirable property is highly recommended in order to avoid disappointment.



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Accommodation:

Entrance Hall

Lounge with large front set window

Kitchen

Dining Room

Two Double Bedrooms

Bathroom

Generous gardens to front, side & rear

Lovely views of the surrounding countryside

Gas Central Heating

Double Glazing



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. 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 and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Gas central heating. Double glazing.

EPC:

D

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

D

Entry:

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



37 Ladhope Crescent, Galashiels, TD1 2BN

Approximate Gross Internal Area = 77.4 sq m / 833 sq ft

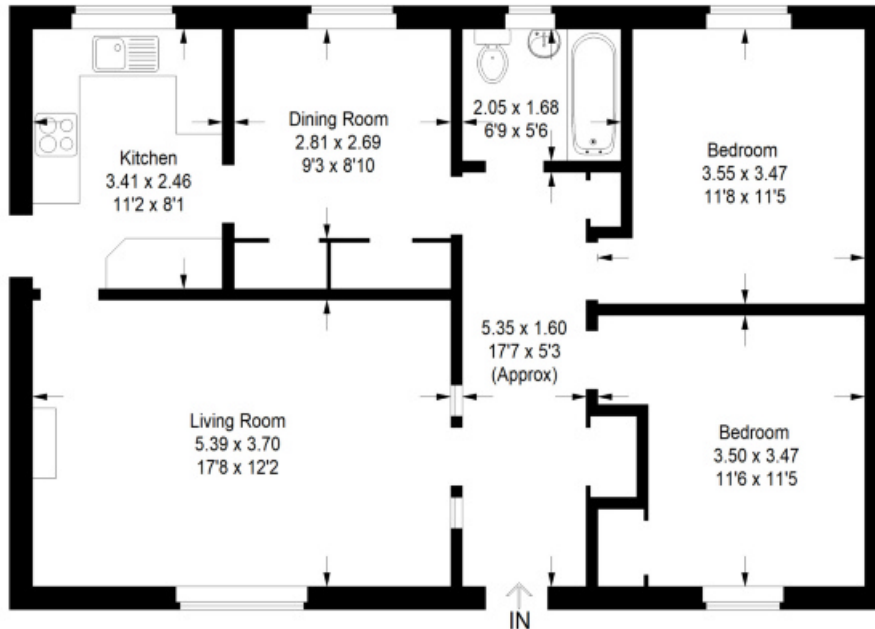


Illustration for identification purposes only, measurements are approximate, not to scale.
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