

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**29 Ladhope  
Crescent,  
Galashiels, TD1  
2BN**

**Guide Price £250,000**



Set within a sought after area of Galashiels and enjoying an elevated position with nice open views, this semi-detached bungalow has been extended in the past to create spacious living accommodation. With the accommodation arranged on one level, it is an excellent opportunity for those searching for an easily managed home, and benefits from a spacious and well planned layout with the large kitchen/dining room being of particular note. It is presented throughout in very good order, ensuring it is ready to move into, and sits upon a good sized plots with gardens to the front, side and rear. A garage and driveway ensure there is ample private parking.



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Accommodation  
Entrance Hall  
Lounge  
Kitchen/Dining Room  
Utility  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Gardens to front, side & rear  
Garage  
Drive



### 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. Voted the happiest place to live in Scotland in 2019, 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 & Fittings

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

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

D

### 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

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  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 92.7 sq m / 998 sq ft

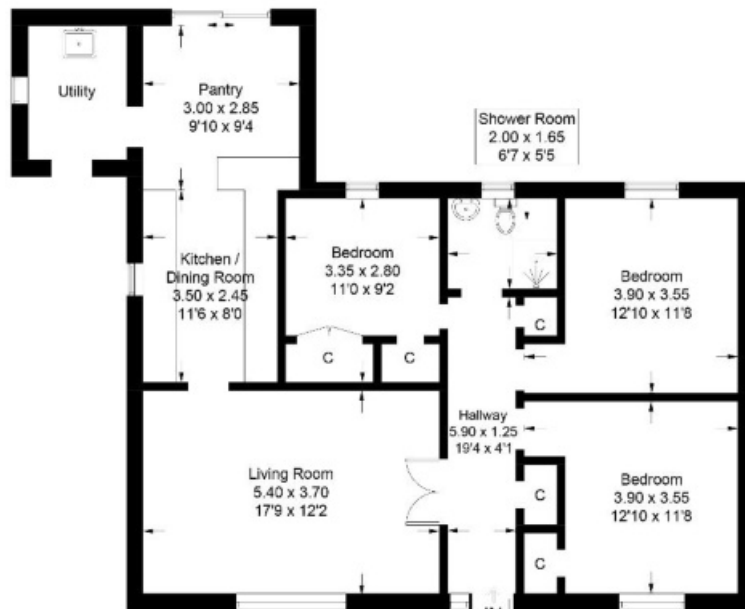


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1031002)

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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.