Galashiels
Call 01896 758311

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26 Ladhope Drive, Galashiels

TD1 2BL

Guide Price £190,000



26 Ladhope Drive is an attractive semi-detached bungalow, enjoying a fantastic elevated position with superb open views across Galashiels and the surrounding countryside. The accommodation is arranged over one level and comprises a vestibule, hall, lounge with dining area, kitchen, two double bedrooms and shower room. A particularly useful feature is the large cellar, which provides excellent additional storage space and incorporates a utility area and boiler. Externally, the property benefits from gardens to the front, side and rear, providing ample space for outdoor relaxation and entertaining. Situated within an established residential area, the property is conveniently located for access to good local amenities and transport links, including the Borders Railway to Edinburgh and regular bus services.



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Vestibule
Hall
Lounge with Dining Area
Kitchen
Two Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Cellar/Utility Room
Garden Front, Side & Rear





Location
Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings
The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services
Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC
C

Council Tax Band
C

Viewing
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.









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Interested in this property?
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

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26 Ladhope Drive, Galashiels, TD1 2BL

Approximate Gross Internal Area
61.9 sq m / 666 sq ft

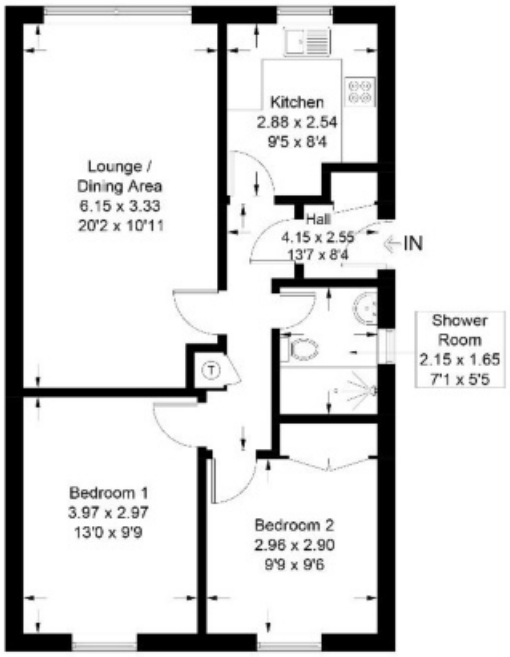


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1348877)

Full members of:

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.