

3 BEDROOM  
SEMI-DETACHED BUNGALOW

**Edington & Co.**

Solicitors & Estate Agents

**31 LADHOPE DRIVE**  
GALASHIELS, TD1 2BL



**EPC: C**

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# 31 LADHOPE DRIVE

## GALASHIELS, TD1 2BL

OFFERS OVER £168,000

This attractive semi-detached bungalow is located within one of the most popular residential areas of Galashiels, enjoying stunning views over the town to the hills and countryside beyond. It lies within easy reach of the railway station as well as the A7, bringing Edinburgh into comfortable commuting distance. The versatile accommodation is surprisingly well proportioned and is decorated in neutral tones throughout, and is finished with quality flooring, gas central heating and double glazing.

Hall, Lounge with large picture window, Fitted Kitchen, Master Bedroom with en-suite Cloakroom/WC, Bedroom 2 with built in storage, Bedroom 3/ Dining Room, Shower-room, partially floored attic, low maintenance terraced gardens to the front and rear with a sitootery to the side with summerhouse. Off street parking area.

### Hall 5.36m x 1.26m

New composite door with frosted glass panel to the side provides access into hall. Cupboard housing gas combi boiler. Ceiling hatch with Ramsey ladder providing access to partially floored attic with power and light. Radiator and telephone point.

### Dining Lounge 5.54 x 3.87m

Frosted glass door with side panel gives access to this comfortably proportioned lounge with ample space for dining if desired. It has a large south/west facing picture window enjoying panoramic views and providing plenty of natural light. Radiator, Telephone and TV points. Wall mounted flat screen TV. Door to kitchen.

### Kitchen 3.45m x 2.62m

Fitted with a good range of wall and floor units with over and under unit lighting, integrated gas hob, electric oven and extractor hood and free standing fridge/freezer and washing machine.

It has a rear facing window with sink unit below, space for small table and chairs and sliding frosted glass door to Bedroom 3/Dining Room. New composite exterior door leads to Sitootery (Scottish Patio), summerhouse and rear garden.

### Dining Room/Bedroom 3 2.85m x 2.75m

Accessed from either hall or kitchen. Rear facing window. Radiator. 1 cupboard with hanging rail and shelf. and 1 shelved cupboard.

### Main Bedroom 4.02m (wp) x 3.57m

Front facing window, radiator, TV point, telephone point. Cupboard with hanging rail and shelf and holding electricity meter box.

### Door to En-suite Cloakroom/WC 1.23m x 0.81m

Furnished with a white WC and wash hand basin. Decorated in neutral grey and white and finished with grey tiling to floor. Extractor fan and light.

### Bedroom Two 4m (wp) x 3.72m

Fitted with a good selection of oak veneer units with under unit lighting making this room suitable as a bedroom or office suite. Rear facing window. Radiator. Telephone point.

### Shower Room 2.06m x 1.7m

Newly refurbished modern shower room fitted with a white WC, wash hand basin and curved corner shower enclosure with mains mixer shower. The room is completely fitted with wet wall for ease of maintenance and a rear facing frosted window and extractor fan provides good ventilation. Grey tiled floor.

Outside-generous area of ground to front side and rear with off street parking area.

Low maintenance terraced garden to front with steps leading to front door. Wooden gate to the side providing access to the side and rear gardens.

Sheltered paved Sitootery and Summerhouse to side of property.

Terraced garden to rear with raised seating area making the most of the lovely views and surrounded by fencing, mature hedging and fruit trees giving a degree of privacy. Fully enclosed making it safe for children and/or animals. Outside tap.

### Galashiels

The central Borders town of Galashiels is fast becoming one of the most sought after towns within the already popular Borders region and offers an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football, golf and bowling. It is not only an ideal base from where to easily travel to surrounding Border towns and villages but also Edinburgh is readily accessible with good road links and the Borders Railway making it a popular choice for the commuter; particularly those who wish to raise their family in a more tranquil environment.

### Fixtures and fittings

All blinds, curtains and curtain poles

All light fittings.

All carpets and floor coverings

All white goods in kitchen

All shower room and cloakroom fixtures and fittings

Wall mounted flat screen TV in lounge

Summerhouse

### Directions

Travelling into Galashiels on the A7 from Edinburgh, turn left at High Buckholmside opposite the Ladhope Inn into Ladhope Drive. Follow the road up the hill and number 31 is situated towards the end on the left hand side. Plenty of on street parking outside property.



TOTAL APPROX. FLOOR AREA 78.0 SQ.M. (840 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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