




McEwan Fraser Legal
Solicitors & Estate Agents
01896 800 440

9 Ladhope Bank

GALASHIELS, BORDERS, TD1 2JJ

9

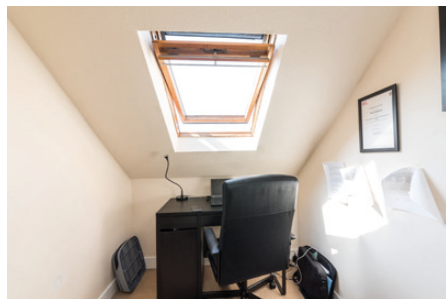
LADHOPE BANK, GALASHIELS

Peacefully situated minutes from the town centre, 9 Ladhope Bank offers spacious accommodation with a well-maintained front and rear garden and the benefit of wonderful views to the front.

The property briefly comprises; entrance vestibule, hallway with storage underneath the stairway, cosy family lounge with feature fireplace, large dining room enjoying the beautiful views over the front garden, off which is the modern kitchen with a range of fitted cupboards, ample prep space and complete with integral electric cooker and 4-stage gas hob and washing machine. With three bedrooms in total, the third of which is found on the ground level, this room has ample space for free-standing furniture. A good sized family bathroom, fitted with walk-in shower cubicle completes the ground level accommodation.

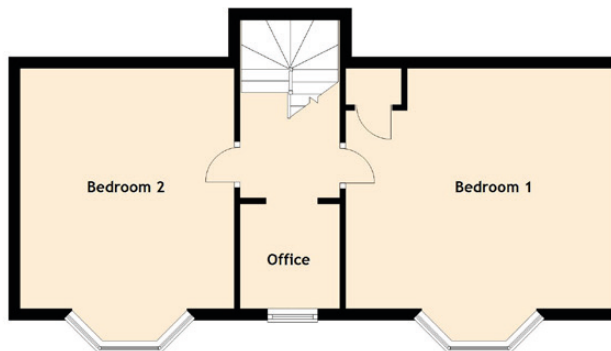
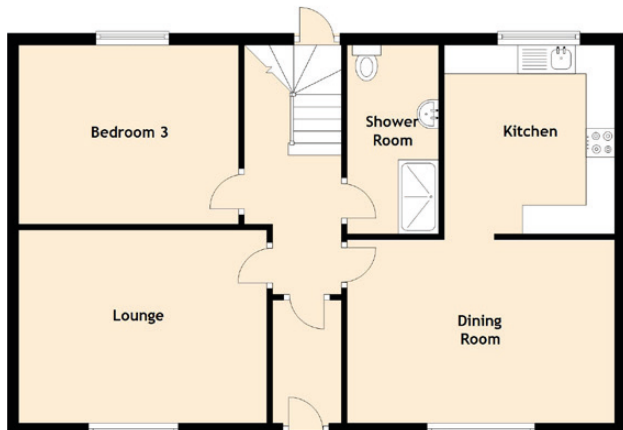
Upstairs are the remaining sleeping quarters, both sharing in the splendid views from charming bay windows, each bedroom is good in size, the larger of the two homes a built-in cupboard and in-between each room is a study room, ideal for those who work from home.

Externally there is a mixed shrub garden area to the front, access to the side of the property leads into a well maintained raised garden to the rear, laid mainly to lawn complete with patioed dining area.



**A SPACIOUS
SEMI-DETACHED
FAMILY HOME,
WITH A GOOD
SIZED GARDEN.**





Approximate Dimensions
(Taken from the widest point)

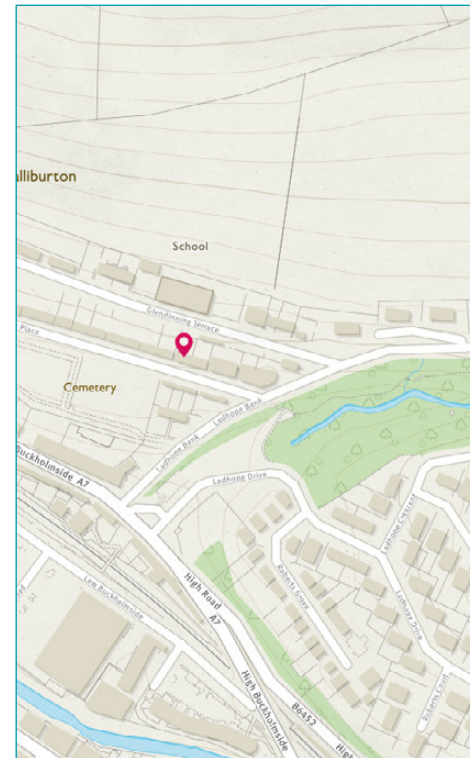
Lounge	4.32m (14'2") x 3.35m (11')
Dining Room	4.66m (15'3") x 3.18m (10'5")
Kitchen	3.28m (10'9") x 2.97m (9'9")
Bedroom 1	4.70m (15'5") x 4.68m (15'4")
Bedroom 2	4.65m (15'3") x 3.73m (12'3")
Bedroom 3	3.83m (12'7") x 2.87m (9'5")

Shower Room 3.02m (9'11") x 1.61m (5'3")
Office 1.82m (6') x 1.78m (5'10")

Gross internal floor area (m²): 99m²

EPC Rating: E

Extras (Included in the sale): All fitted carpets, other items by negotiation.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DEREK WEBSTER
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Image credit: <https://www.orthancurvy.co.uk/omaps/>