

Edingtons WS



**Gala View
Ladhope Crescent
Galashiels
Guide Price of £225,000**

Gala View occupies an enviable position in this desirable and popular estate. This impressive semi-detached property sits on a large elevated plot of well maintained garden ground and has panoramic views over Galashiels and the surrounding countryside. The property provides extremely spacious and well planned family accommodation which is presented in immaculate decorative order throughout. It has been extended in recent times to further enhance the living accommodation and also benefits from a large decked area from which to enjoy the stunning views especially on a beautiful summers evening. The house is finished to a high standard and all areas are immaculately decorated throughout in contemporary tones with extensive use of top quality carpeting and laminate flooring. There is gas central heating adding warmth throughout, a fine modern fireplace in the lounge and generously appointed kitchen and bathroom fittings.

Directions

Travelling out of Galashiels towards Edinburgh on the A7, turn right directly opposite the Ladhope Inn and follow the road up the hill. Take the first left and then the first right into Ladhope Crescent and continue up the hill. Gala View is on the left hand side and there is ample parking in the lay by.

Accommodation

Ground floor

Entrance vestibule 1.32m x 1.30m

Brown UPVC(W) door situated to the side of the property provides access to this area. Decorated in light terracotta and finished with practical tiled flooring. Radiator. A half glazed door leads to hallway:

Hallway 5.80m x 2.42m

This lovely welcoming L shaped hallway is decorated in neutral tones and finished with top quality med oak laminate flooring and gives access to all ground floor accommodation. Radiator. Smoke detector. Large shelved linen cupboard. The end part of the hallway has been turned into a useful study area with radiator and telephone line with broadband and has a feature circular window (S) for added light. Carpeted stairs lead down to lower landing, Bedrooms 4 and 5 and an external door giving access to decked area and garden.

Lounge 6.27m x 3.69m

This is an absolutely fantastic room which has a large picture window(S) maximising the advantage of the stunning view and letting in an abundance of natural light. The room is decorated throughout in neutral tones and finished with med oak laminate flooring. It has a lovely fireplace, 4 wall lights, 2 ceiling lights, 2 radiators, TV and satellite point and 2 telephone points.

Kitchen 4.85m x 2.50m

This is a well appointed room, part tiled and with a good range of contemporary floor and wall mounted units, black marble effect work surfaces and a 1 1/2 bowl acrylic sink situated below the large picture window (N). It has an integrated electric oven, gas hob and extractor hood and there is space for a free standing dishwasher, washing machine, tumble dryer and fridge freezer. It has a large walk in cupboard housing the gas central heating boiler and utility meters and French doors lead to dining room. Spot lighting. Vertical radiator.

Hallway



Lounge



Kitchen



Dining Room 3.64m x 2.45m

This welcome addition to any family home has been decorated in contemporary tones and finished with med oak laminate flooring. It has a window (N), radiator and French doors to kitchen and a solid wood door to hall.

Master Bedroom 5.75m x 3.20m

This is a spacious and bright room decorated in contemporary shades and finished with med oak laminate flooring. It has a window(S), triple fitted wardrobes, TV and telephone points.

En-suite shower room 2.15m x 1.58m

Furnished with a white suite of WC, wash hand basin and shower cubicle with mixer shower. It is fully tiled in white to ceiling height, has a frosted window (W) for light and ventilation, an expelaire, vertical chrome radiator and 3 spot lights.

Bedroom 2 4.22m x 3m

This is another spacious double room with window(S), cupboard with shelf and hanging rail and a radiator.

Bedroom 3 3.51m x 2.90m

This is another good sized double room with window (N), cupboard with shelf and hanging rail and a radiator.

Bathroom 2.50m x 1.56m

Spacious well appointed family bathroom furnished with a white three piece suite consisting of WC, wash hand basin and bath with over bath Mira electric shower and screen. The room is tiled in white to ceiling height with contrasting border at dado height and finished with blue floor tiles. Frosted window (N) for light and ventilation and white vertical radiator.

Dining Room**Master Bedroom****Bedroom 2**

Carpeted stairs lead down to lower landing 2.51m x 1m which gives access to bedrooms 4 and 5 and half glazed UPVC door to garden.

Bedroom 4 3.91m x 2.55m

This is a good sized double bedroom which has window (S), radiator, TV point and telephone point.

Bedroom 5 3.96m x 2.61m

This is another good sized double bedroom which has a window (S), radiator, TV point, telephone point and a large raised recessed area 2m x 1.1m ideal for storage.

Outside

The gardens to the front, side and rear are completely enclosed by mature hedging and good quality fencing. To the front there is a large decked area, a gravelled drying area with storage box, mature flower beds and 2 garden sheds. The side and rear garden is laid to lawn with flower borders and gravel and paved pathways. Outside tap.

Services
Mains water, drainage, gas and electricity. Double glazing. Gas central heating. Telephone. Council tax band D.

Extras
All fitted floor coverings, all blinds and curtain poles, all light and bathroom fittings. All integral appliances in kitchen. Fireplace in lounge. Garden store and x 2 garden sheds.

Viewing
Strictly through selling agents.

Entry
Negotiable.

Price
Guide price of **£225,000.**

Bedroom 3



Bathroom



Decked area in front of property



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