



Ladhopemoor, is situated in a rural position only a few miles North of the principal Borders town of Galashiels.

The four-bedroom stone built property, formerly two farm cottages, has been converted to make a well appointed and attractive flexible family home across two levels with excellent rural views.

Internally, there are four bedrooms, two bathrooms, a sitting room, a family room, a breakfasting kitchen, a utility room and a downstairs wc.

Externally, there is a private courtyard offering parking for several cars that sits to the rear of the house with additional gated access, and a carport to the side.

The South facing garden lies to the front and is mainly laid to lawn, and is fully enclosed with attractive borders, timber decking and patio area.

Most Central Border towns can be reached from this location and the A7 and A68 with direct routes to the North and South are very accessible. The proposed new rail-link, due to open in the Summer of 2015 and running from Tweedbank to Edinburgh, with a stop in Galashiels will make this region more and more accessible.

Melrose 5 miles Galashiels 5 miles Edinburgh 33 miles Tweedbank 5 miles
(all distances are approximate)

LOCATION:

Ladhopemoor lies a few miles North of the principal Borders town of Galashiels, which is rich in history and has a wide variety of shops, restaurants, hotels and supermarkets. Asda, Tesco, Next, Marks & Spencers and Boots all have stores here, and there are a variety of other High Street names available in the town. There is primary and secondary schooling within Galashiels, with St. Mary's Preparatory School located in nearby Melrose. Local tourist attractions include Old Gala House, Abbotsford House, and Melrose Abbey, with a variety of outdoor pursuits which include walking, horse riding, mountain biking, shooting, fishing on the River Tweed, golf, and rugby. Within easy reach of Edinburgh, Galashiels is reached by the A7, and with the A68 located just beyond Melrose there is excellent access to most Border towns and the North of England.

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DESCRIPTION:

Access to the property is via either the front, from the carport, or from the side via the courtyard.

The spacious and brightly lit kitchen lies to the rear of the house and is fully fitted with plentiful wall and floor units, worksurfaces and an inset sink lying below the triple window overlooking the courtyard at the back. There is a four-ring gas hob with double oven under with grill, and space for a fridge, a freezer and plumbing for a dishwasher. There is also a utility room adjacent to the kitchen which has side door access, and space and plumbing for white goods, as well as a useful separate wc.

With enough room for a dining table, the kitchen leads into the family room, which creates an excellent living space with views, through the picture windows, over the garden and beyond. With a fitted carpet, there is a storage cupboard underneath the stairs that lead to the first floor, and double doors with multi-glazed panels opening into the sitting room. The sitting room also has a large window overlooking the garden and a feature wood burning stove set within a large fireplace with wooden mantelpiece.

Off the sitting room you will find bedroom three and four, both with fitted carpets and windows to the back and side respectively. A further door leads from the sitting room to the rear porch and the large wet room with shower, wash hand basin and wc.

Returning to the family room, and taking the stairs you will reach the first floor landing with the principal bedroom and bedroom two on each side. Both bedrooms have excellent rural views to the South and over the garden. With additional storage, via a linen cupboard and wardrobe, they have fitted carpets and are a generous size. The principal bedroom benefits from a superb ensuite bathroom which comprised of a double size shower cubicle with plumbed shower, a bath, a wc and a wash hand basin.



Ladhopemoor is a well proportioned family home. Set in a rural position, with excellent views, there is plentiful outside space and flexible family living inside. This property really should be viewed to be appreciated.

OUTSIDE:

There is private parking in the courtyard for several cars, that sits to the rear of the house with additional gated access, and a carport to the side.

The South facing garden lies to the front and is mainly laid to lawn. Fully enclosed with attractive borders, dry stone dyke and hedging. There is also a timber decked area with gazebo which is a particular feature.

A patio area running along the property is immediately outside the family room, and can also be accessed from the rear hall.

A large storage shed used as a workshop, measuring approximately ten feet by ten feet, is also included in the sales price.

DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD1 2PB

From Galashiels take the B6374 East out of Galashiels. On leaving the 30 mile an hour zone take the left turn, signposted Langshaw and continue on this road for approximately three miles. Pass through Langshaw and after a few hundred yards turn left, and then immediately left again into Colmslie Farm drive. Ladhopemoor is the first property on the left.

From Edinburgh take the A68 South into Lauder. Three quarters of the way through, turn right onto Mill Wynd and follow this road, passing the Lauder Golf Club, for approximately six miles. A few hundred yards before Langshaw you will take a right turn, followed by a first left turn into Colmslie Farm drive. Ladhopemoor is the first property on the left.

FURTHER INFORMATION:

HOME REPORT:

A Home Report is available on this property. Please contact the selling agent for access to a copy.

FIXTURES AND FITTINGS:

Only items specifically mentioned in the particulars of sale are included in the sale.

SERVICES:

Mains electricity, mains water, septic tank drainage, oil fired central heating and hot water, telephone (subject to regulations).

OUTGOINGS:

Council Tax Band Category: D

EPC RATING:

Current EPC: E44

VIEWINGS:

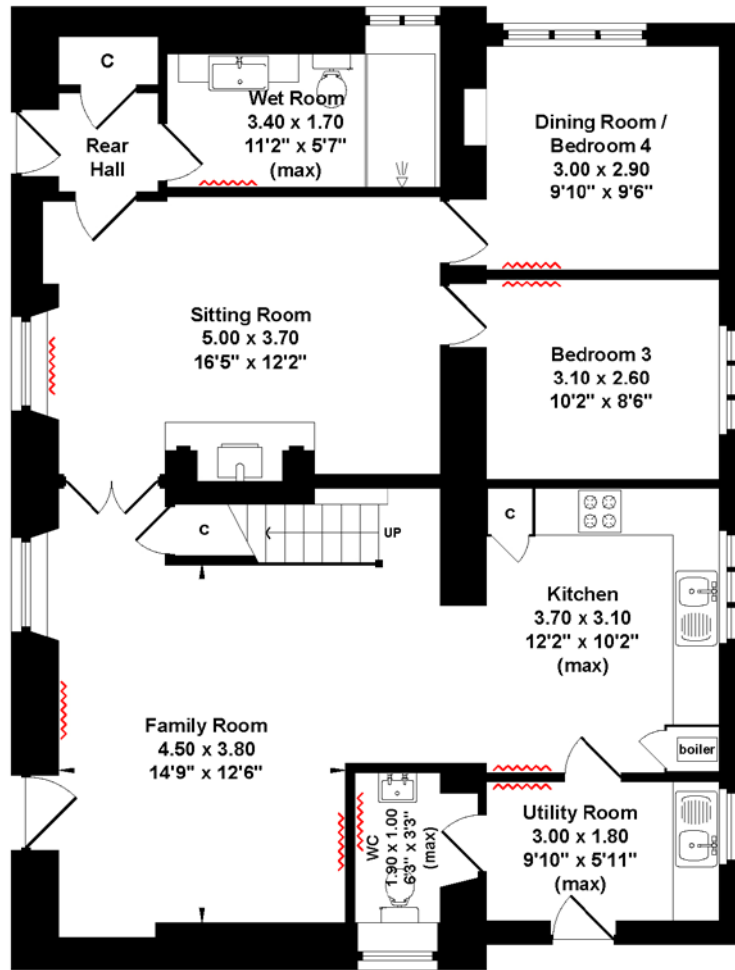
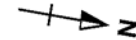
Strictly by appointment with the selling agents.

OFFERS:

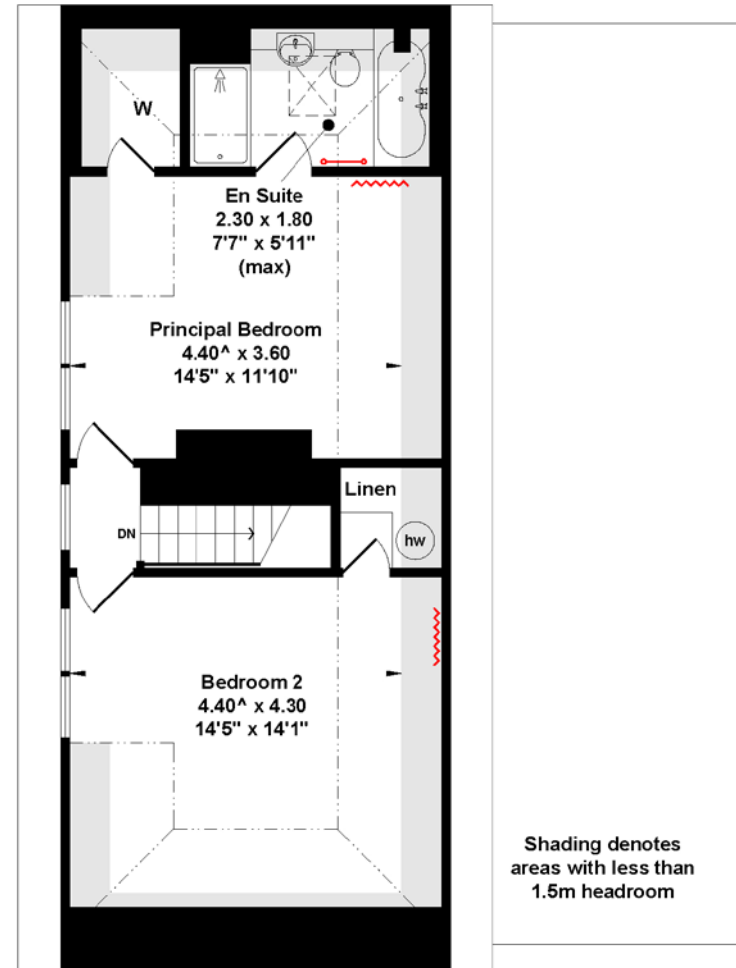
Offers in Scottish legal form must be submitted by your solicitor to the selling agents. The seller reserves the right to accept any offer at any time. A closing date may be set, and all genuinely interested parties are advised to instruct their solicitor to note interest with the selling agents immediately after inspection, so they can be advised should a closing date be set.



**Ladhopemoor
Colmslie Cottages
Langshaw, Galashiels, TD1 2PB**
FOR IDENTIFICATION ONLY - SCALE IS APPROXIMATE
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Ground Floor



First Floor

Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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