



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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72 Thistle Street, Galashiels, TD1 1LX

Guide price £105,000



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72 Thistle Street Galashiels, TD1 1LX

- Three Bedroom Maisonette
- Popular Residential Location
- Close to Town Centre
- Investment Potential
- Well-Proportioned Accommodation
- Ideal First Time Buy
- Short Distance from Train Station
- Local Schooling Nearby

We are delighted to bring to the market this spacious two-bedroom maisonette located in a very popular residential area close to Galashiels town centre. The property benefits from bright, well-proportioned accommodation, gas central heating and a share of the well-maintained communal garden to the rear.

The property is situated close to a variety of local amenities including local shops, hair salons, swimming pool and the Scott Park. Galashiels town centre is within easy walking distance, including the Galashiels Railway Station and Transport Interchange. A great range of schooling is available nearby including the well-regarded Burgh Primary School and Galashiels Academy.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - DINING ROOM / BEDROOM 3 - TWO BEDROOMS - BATHROOM -



Guide price £105,000



Internally

Set within a convenient and well-established residential area, 72 Thistle Street is a charming and well-proportioned two-bedroom home offering comfortable living across two levels.

Upon entering the property, you are welcomed into a central hallway which provides access to the main living spaces. To the front, the bright and spacious lounge offers an inviting setting, ideal for relaxing or entertaining, with generous proportions allowing for a variety of furniture layouts. Adjacent to the lounge, the dining room or third bedroom provides a dedicated space for family meals or hosting guests, with a pleasant outlook and easy flow between rooms.

To the rear of the ground floor, the kitchen is neatly arranged to maximise functionality, offering ample worktop space and storage, making it well-suited for everyday use. A useful cupboard and additional hall storage complete the ground floor accommodation.

Stairs lead to the upper level where the property continues to impress. The principal bedroom is generously sized, benefiting from built-in storage and a bright, airy feel. A second bedroom provides flexible accommodation, ideal as a guest room, nursery, or home office. The family bathroom is well-appointed with a three-piece suite, and a further cupboard off the landing enhances the home's practicality.

Overall, this property offers a well-balanced layout with clearly defined living and sleeping areas, making it an excellent choice for first-time buyers, downsizers, or investors alike.



Kitchen

The kitchen is generously fitted with an excellent range of wall and base units, providing ample storage and a practical layout suited to both everyday living and entertaining. These are complemented by granite worktops that offer both durability and a clean, modern finish. At the heart of the space is a classic Belfast sink, paired with stainless steel mixer taps, adding a touch of traditional character while maintaining functionality.

Integrated appliances include a built-in electric oven, a gas burner hob ideal for precise cooking, and an overhead extractor hood to ensure effective ventilation. The kitchen is further enhanced by tiled splashbacks.

Bathroom

The bathroom is fitted with a modern three-piece suite, comprising a WC, a vanity wash hand basin with useful storage beneath, and a panelled bath with an overhead shower, offering both convenience and flexibility for everyday use. The space is finished with laminated splashbacks, providing a practical, easy-to-maintain surface while enhancing the overall appearance.

Externally

The rear communal garden is a charming and well-maintained outdoor space, mainly laid to lawn, offering a pleasant setting for relaxation and outdoor dining. Bordered by a combination of timber fencing and stone walling.

Location

The property is located within a very popular residential area. A fully comprehensive range of amenities and facilities are readily available a short distance away including Galawater Retail Park and Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale. All white goods are to be included within the sale.

Services

All mains services are present including water, electricity, gas and drainage.

Council Tax

Council Tax Band B

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.



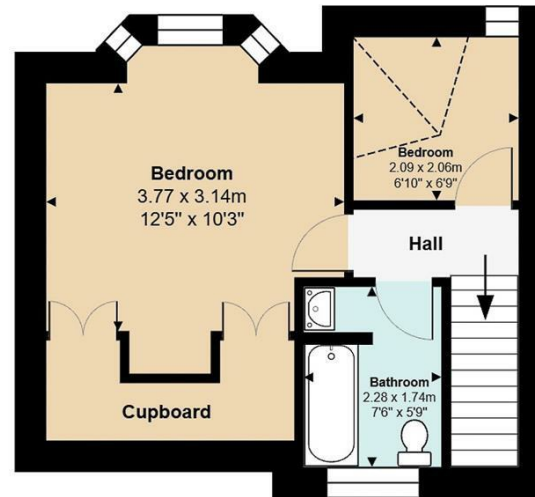


Floor Plans

Location Map



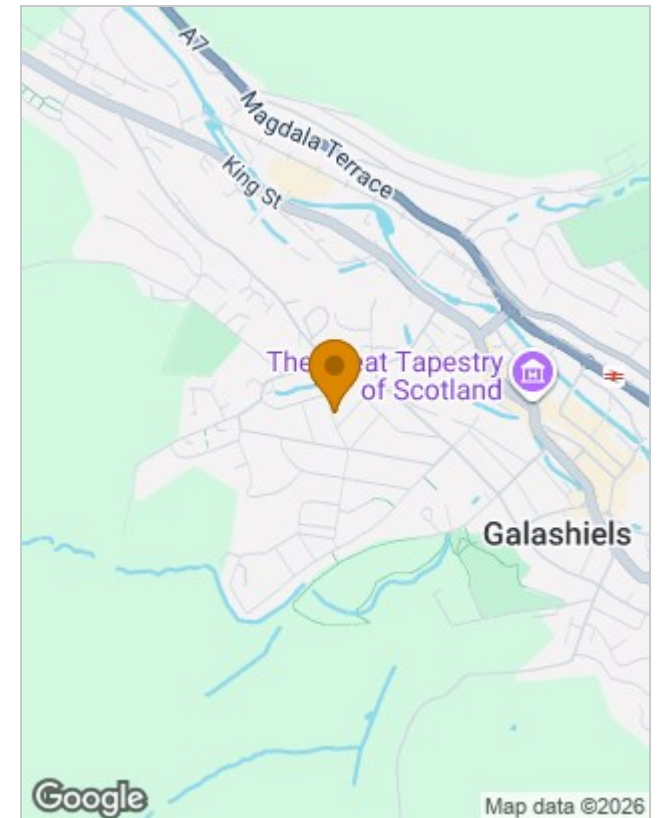
Approximate Gross Internal Floor Area: 63.3 m² ... 681 ft²



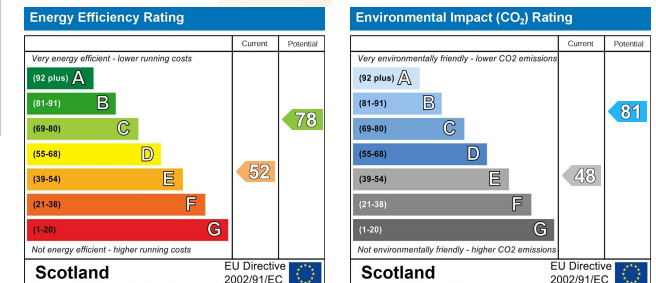
1st Floor
Approximate Area: 33.3 m² ... 359 ft²

2nd Floor
Approximate Area: 29.9 m² ... 322 ft²

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Performance Graph



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB