



21 Stirling Street, Galashiels, TD1 1BY

Guide price £98,500





21 Stirling Street Galashiels, TD1 1BY

- 3 Bedroom Apartment
- Short Term Let Potential
- Next to Train Station
- Modern Gas Boiler
- Private Courtyard Garden
- Ideal Rental Investment
- Town Centre Location
- Off-Street Parking Available
- Modern Double Glazing
- EPC rating - D

We are delighted to bring to the market this spacious first and upper apartment located in the very heart of Galashiels town centre, within striking distance of Galashiels Train Station and Transport Interchange. The property has most recently been used as rental investment with three individual rooms serviced via a well-equipped kitchen / lounge area and bathroom. The property is ideally suited to an investor looking for a high yielding investment opportunity servicing short term lets or student accommodation (subject to statutory consents). The property would also be well-placed as a first time buy for someone looking for a spacious property within the hustle and bustle of Galashiels town centre.

ACCOMMODATION

- HALLWAY - LOUNGE / KITCHEN - LOUNGE / BEDROOM 3 - BATHROOM - HALL LANDING - TWO DOUBLE BEDROOMS -



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Internally

The property is entered via a UPVC door providing access to the spacious hallway giving access to the dining kitchen, lounge / bedroom 3 and bathroom. A staircase leads to the second floor landing with two double bedrooms. The property further benefits from a modern gas boiler and double glazing, both of which were installed in 2024.

Kitchen

The kitchen is fitted with a range of wall and base cabinetry overlaid with solid wood worktops incorporating an under-mounted Belfast sink unit. There are free-standing appliance spaces for a cooker, fridge freezer, washing machine and dishwasher.

Bathroom

The bathroom is fitted with a three piece suite including WC,

Externally

There is a private courtyard garden area to the rear of the property which is currently laid with bark. There is also additional storage space below the external staircase.



Location

The property is located within a well-established residential and commercial district close to shops, bars and restaurants within Galashiels town centre. Car parking is available close-by.

The Galashiels Interchange is located directly across the road, providing regular bus routes throughout the Scottish Borders and beyond to Edinburgh, Carlisle and Berwick Upon Tweed. The Interchange also houses the train station with regular train services to Edinburgh Waverley Station making Galashiels the perfect location for commuting to the City. Journey times are typically under one hour.

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. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Fixture & Fittings

All fitted carpets, floor coverings and fitted blinds/curtains are to be included within the sale.

Services

All mains services are connected. Gas Central Heating and Double Glazing.

Council Tax

Council Tax Band B.

Home Report

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

Viewings

Strictly By Appointment via James Agent

Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





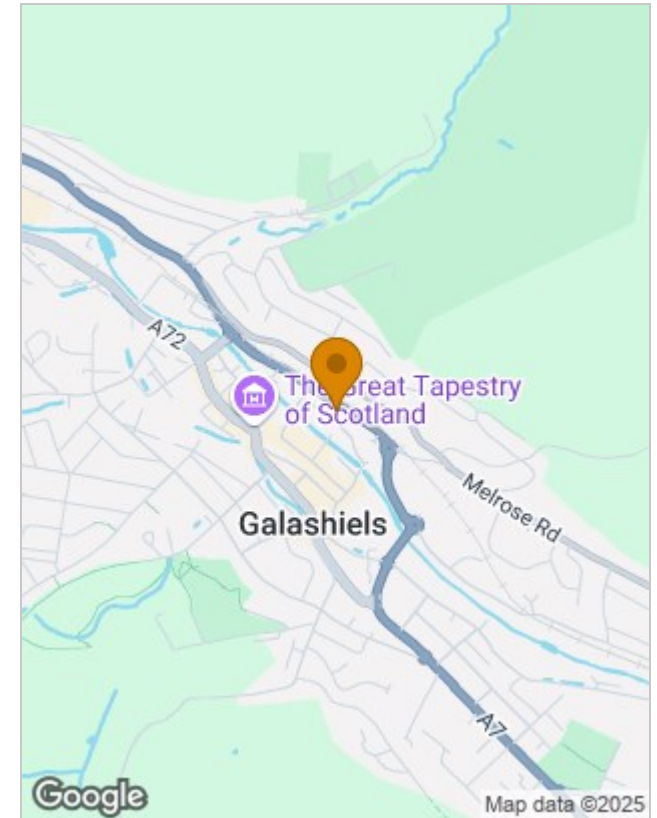
Floor Plans



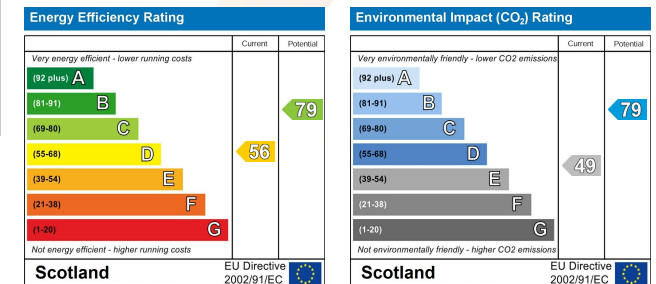
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



Location Map



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