JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

01896 808 777
enquiries@jamesagent.co.uk
www.jamesagent.co.uk

16 Stirling Place, Galashiels, TD1 1BX

Guide price £115,000

3 | 1 | 1 | D

16 Stirling Place Galashiels, TD1 1BX

- HIGH YIELDING RENTAL INVESTMENYT
- SHORT-TERM SELF-CATERING APARTMENT
- FORMER HMO
- RENTAL POTENTIAL UP TO £1200 PCM
- 3 LETTABLE ROOMS
- COMMUNAL LOUNGE
- BATHROOM & KITCHEN
- CLOSE TO TOWN CENTRE
- TRAIN STATION CLOSE-BY
- PARKING NEAR-BY

We are delighted to bring to the market this fantastic self-catering apartment located in the very heart of Galashiels town centre, within easy walking distance to Galashiels Train Station and Transport Interchange. The property is currently registered as a Self Catering Establishment with three individual bedrooms serviced with a well-equipped kitchen, bathroom and lounge. The current owner achieves a rental income in the region of £115 / room per week. The property is ideally suited to an investor looking for a high yielding investment opportunity for short term lets or student accommodation. The property is currently registered for Non-Domestic Rates.

Guide price £115,000

Internally
The property is entered via a timber door providing access to the hallway, lounge, bathroom kitchen and Bedroom 3. A staircase leads to a large landing on the second floor with two further bedrooms. Each bedroom is self-contained with adequate space for a double bed and storage.

Kitchen
The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a stainless-steel sink. There are free standing appliance spaces for a cooker, fridge freezer and washing machine.

Bathroom
The Bathroom is fitted with a 3-piece suite including WC, pedestal wash hand basin and bath with electric shower and tiled splashbacks.

Rental Income
The current owner rents each bedroom at a rate of £115 / per room per week, achieving a monthly rental income between £960 - £1200 PCM.

Services
Mains waster (metered), gas, electric and drainage. Gas Central Heating and double glazing. An integrated smoke alarm system has been installed.

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.

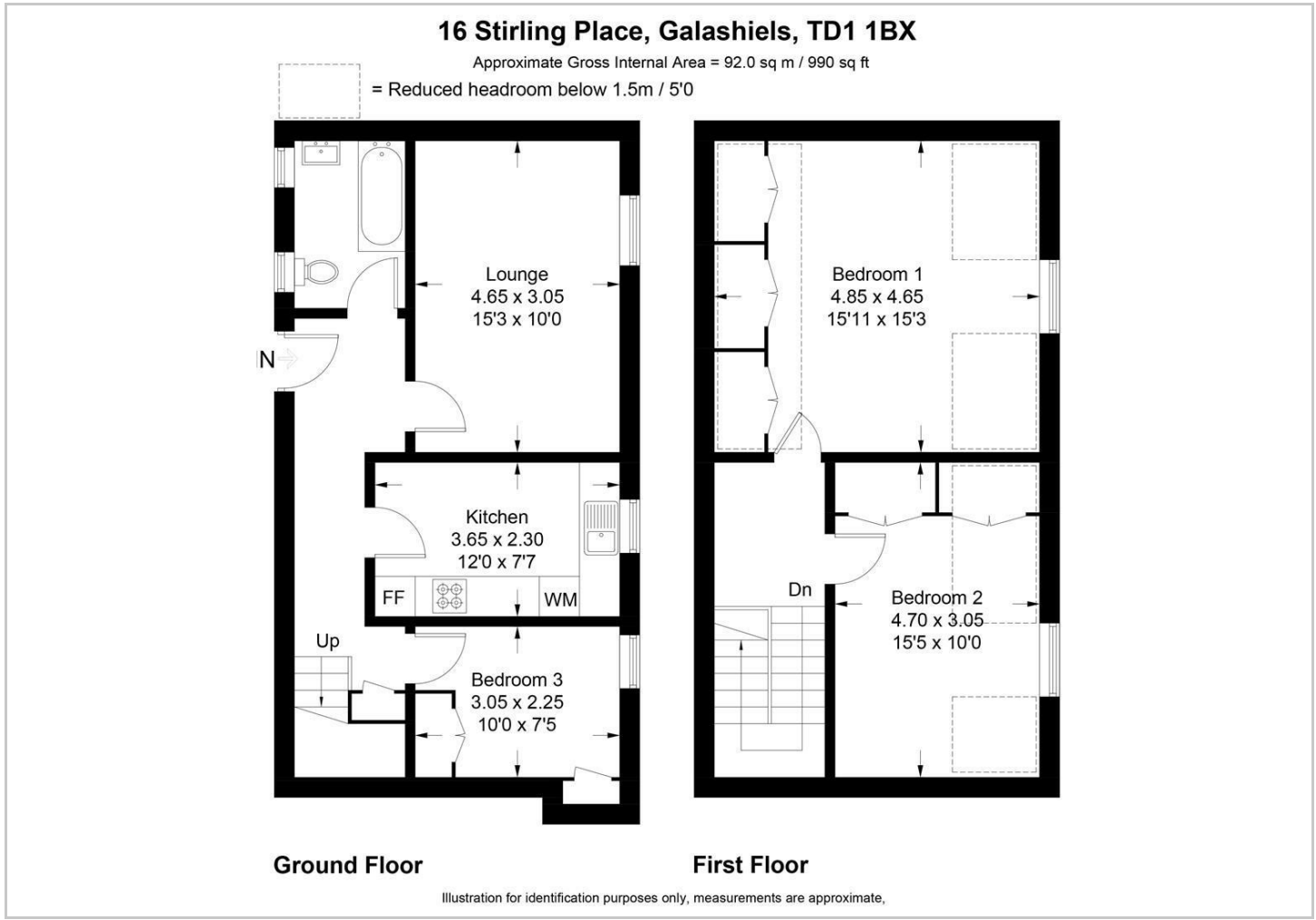
Fixtures & Fittings
All fitted carpets, floor coverings, blinds are to be included within the sale. Furniture items and white goods may also be available by separate negation.

Home Report
A copy of the Home Report is available to download from our website.

Viewings
Strictly By Appointment via James Agent.

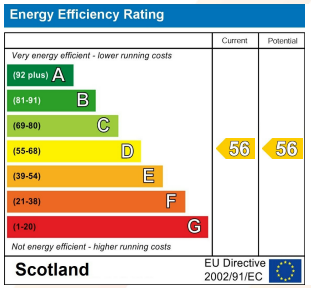
Offers
All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept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

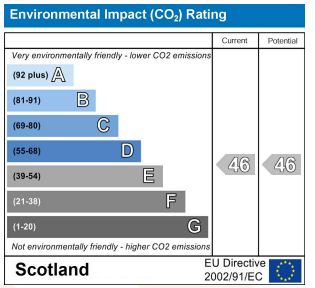
Floor Plans



Location Map

Energy Performance Graph





Viewing

Please contact our 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.