

# 23 HIGH STREET

Galashiels, TD1 1RY

A Great Investment Opportunity For First Time Buyers Or For Buy-To-Lets  
For Sale • Offers Over £60,000

Edwin  
Thompson







## BRIEF RESUME

- One Bedroom Flat
- Spacious Accommodation
- Excellent Investment Opportunity
- 23A Also For Sale

## LOCATION

The property is situated just off the High Street giving it a quiet and private feel away from the main High Street traffic. An optimal location with all the local amenities on your doorstep. This could be a fantastic property for a student to move into with the university being within walking distance. It could also benefit young professionals having the local bus terminal and train station within a 5 minute walk, giving transport links to all of the Borders towns as well as the train to Edinburgh. There are a great deal of advantages living in the town centre can provide for a number of different kinds of buyers, including having 3 large supermarkets within walking distance, 2 supermarkets a 5 minute walk to the right and Aldi 15 minutes to the left. The property also shares access with Iceland and close by to Farmfoods for convenience shopping.

Situated in the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area,

with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area. Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The east coast main line runs from Berwick Upon Tweed, and The Borders Railway provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

On a broader note, the Scottish Borders region offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its' spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and

to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens.

From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, we encourage purchasers from outwith the area that a move to the Scottish Borders really could be the best move of their lives.

## DESCRIPTION

23 High Street is situated in the town centre of Galashiels. The property is well suited to both investors looking to start or add to a buy to let portfolio, or first-time buyers looking to get onto the property ladder. Internally, the accommodation has a spacious feel and has been maintained to a good standard with the exception of the flooring in the property. This is an ideal opportunity for buyers to put their own stamp on the property and add value.

**What3words///**

front.hormones.nuptials





### ACCOMMODATION

The accommodation currently comprises:

23 High Street:

Internal stairs, Livingroom, Kitchen, Bathroom, Bedroom and Hallway.

### SERVICES

All mains services are understood to be connected with the main heating system being gas fired.

### AREAS

The property has been measured to the following approximate areas:

Description	sq m	sq ft
23 High Street	49	528

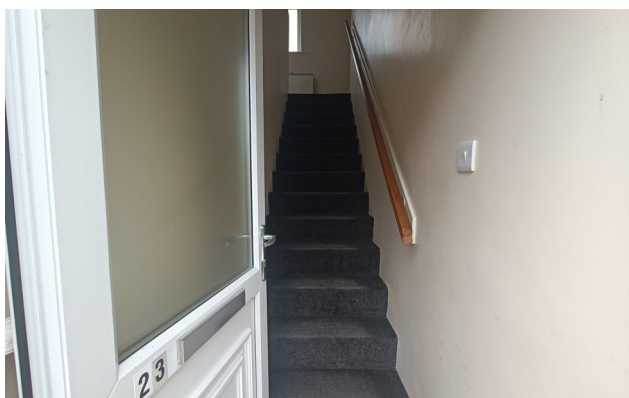
*E & oe Measurements taken using a laser measurement device.*

### VIEWING

By appointment with the sole agents.  
Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300

E-mail: [a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)



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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF

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GALASHIELS, TD1 1RY

Edwin  
Thompson



Galashiels Office

T: 01896 751300  
[Edwinthompson.co.uk](http://Edwinthompson.co.uk)