

55 Douglas Street

Galashiels, TD1 3BX

A Great Opportunity to Purchase This Fantastic 3 Bedroom Ground Floor Flat

For Sale • **Offers Over £155,000**

Edwin
Thompson









BRIEF RESUME

- 3 Bed Ground Floor Flat
- Spacious Living Accommodation
- Large Rear Garden
- Close To Train Station & Local Amenities

GENERAL DESCRIPTION

55 Douglas Street is a well-proportioned and uniquely designed three-bedroom property situated in a popular residential area of Galashiels. This charming home has been thoughtfully extended and offers a spacious layout, making it an excellent choice for families or professionals. Featuring double glazing throughout, gas central heating with smart meters, and a bright, neutral decor, the property is ready for immediate occupation while also providing scope for modernisation. Externally, the home benefits from a generously sized rear garden with great potential, as well as convenient storage options. The property is located on a quiet no-through road, set back from the busy A7 and Croft Street, ensuring a peaceful and safe environment for families.

LOCATION

Douglas Street is centrally located within Galashiels, a thriving town in the Scottish Borders known for its excellent amenities and transport links. Positioned in a quiet residential street with no passing traffic, the property enjoys

a peaceful setting while still being within easy walking distance of local shops, supermarkets, cafes, and leisure facilities. The nearby Gala Water Retail Park offers additional shopping options, and the town boasts a range of well-regarded schools, including both primary and secondary schools, making this an ideal family home. Additionally, the property is within close proximity to the local public park, providing excellent outdoor space for recreation and relaxation.

Galashiels is well-connected, with the A7 providing direct access to Edinburgh in approximately one hour by car. The Borders Railway also runs from Galashiels to Edinburgh, with regular services making it an ideal location for commuters. Nearby towns such as Melrose, Selkirk, and Hawick are all within a short drive, offering additional amenities and leisure opportunities, including scenic walking trails and historical landmarks. Living in this area provides a balanced lifestyle with the benefits of both town convenience and countryside tranquillity.

For those seeking an active lifestyle, the town offers a variety of outdoor pursuits, including cycling and hiking routes. The Tweedbank sports complex and Borders General Hospital are just a short distance away, making this a highly desirable location for families and professionals alike. The quiet nature of Douglas Street, combined with its proximity to schools, parks, and amenities, makes it a perfect setting for families looking for a safe and friendly community.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
55 Douglas Street	103	1008

E & o e please note that these measurements have been taken from the EPC register.

COUNCIL TAX BAND – C

EPC RATING – C69

BROADBAND COVERAGE

This area has access to Ultrafast broadband services, with maximum download speeds of up to 8500 Mbps for downloads and 8500 Mbps for uploads.

[Check online for more details](#)

FLOOD RISKS

Surface Water risks— NO specific risk

This information gives the likelihood of surface water flooding within a 50 metre radius of this location.

This does not take into account the effect of any flood defences.

River risks—NO specific risk

This information gives the likelihood of river flooding within a 50 metre radius of this location.

[Check the SEPA website for more details](#)







DETAILS

This property presents a fantastic opportunity for buyers looking for a home with character, space, and potential. Originally a one-bedroom property, it has been extended by previous owners to create a unique and flexible layout. The accommodation seamlessly flows from the front living room through to the spacious kitchen, leading to the second reception room and looping back around—a design that enhances the feeling of openness. The second reception room is a particularly valuable feature, offering versatility as a family dining area, playroom, or snug.

The kitchen is a good size, fitted with a range of wall and base units and an electric hob. While dated, it provides an excellent foundation for renovation. Adjacent to the kitchen, a rear hallway features a utility space with easy access to the garden, ideal for practical household tasks. The bathroom, also in need of modernisation, is well-sized and presents a blank canvas for a stylish update.

The two rear bedrooms, situated within the extension, benefit from built-in wardrobes and are well-lit thanks to a large skylight in the hallway, creating a bright and airy ambiance. The third bedroom, located at the front of the property, is a spacious double with ample storage options. There is potential to enhance the layout further, such as converting a large cupboard near the entrance into a WC for added convenience.



Externally, the property enjoys a substantial rear garden with endless potential for landscaping or further development. One of the rear bedrooms could be modified to incorporate a patio door, providing direct garden access. Currently, the garden is accessed via a shared pathway from the street or through the back door. Additional benefits include two external storage spaces and shared access to a washhouse, although the ample private storage available reduces the need for shared facilities.

ACCOMMODATION

The spacious accommodation briefly comprises:

Ground Floor: Entrance hall, kitchen, dining room/second reception, living room utility space, bathroom and 3 Double bedrooms.

External: Garden to the rear, 2 coal stores plus joint access to the communal wash house used for storage.

SERVICES

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

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