

61 Meigle Street

Galashiels, TD1 1LN

A Great Opportunity to Purchase This Fantastic 1 Bedroom Ground Floor Flat.

For Sale • **Guide Price £50,000**

Edwin
Thompson





BRIEF RESUME

- Private Front and Rear Access
- Spacious Living Accommodation
- Enclosed Private Garden Area
- Central Galashiels Location
- Excellent Investment Potential
- On-Street & Nearby Parking

GENERAL DESCRIPTION

61 Meigle Street is a ground floor, one-bedroom flat located in the heart of Galashiels. This traditionally built stone property offers spacious internal accommodation and benefits from both a front and rear entrance, with access to a private garden space to the rear. Externally, the property enjoys on-street parking directly in front and the added advantage of unallocated resident parking nearby. Although requiring modernisation, it presents a fantastic opportunity for first-time buyers, investors or developers alike.

EPC RATING — C79

COUNCIL TAX BAND—

SERVICES

All services have been shut off temporarily whilst the property is empty. The main heating system is electrical heating.

There haven't been any testing done on the service supplies. There is no gas in the property.

LOCATION

The property occupies a prominent and accessible location on Meigle Street, a well-established residential street just a short walk from the town centre of Galashiels. The front door opens directly onto the street, giving a sense of urban living, while the rear garden provides a secluded outdoor space, offering the best of both worlds. The area benefits from close proximity to shops, schools, restaurants, and leisure facilities, all within easy reach on foot or by car.

Galashiels is one of the principal towns in the Scottish Borders and serves as a key retail and administrative centre for the region. It is home to Heriot-Watt University's School of Textiles and Design, Borders College, and a wide array of local and national retailers. Neighbouring towns such as Melrose, Selkirk, and Tweedbank are all within a 10–15-minute drive, making it ideally placed for exploring the wider Borders region. Outdoor enthusiasts will enjoy the nearby walks, river paths, and open countryside.

For those commuting, the Borders Railway offers direct links from Galashiels and Tweedbank to Edinburgh Waverley in under an hour. Regular bus services also connect the town to other areas of the Borders and further afield. With excellent public transport links and road access via the A7 and A6091, Galashiels continues to grow as a popular commuter base for those working in the capital or surrounding towns.

BROADBAND COVERAGE

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

Information from [ofcom.com](https://www.ofcom.gov.uk). Visit the website for more information or check with your current provider.

FLOOD RISKS

Surface Water risks—Medium risk

This information gives the likelihood of surface water flooding within a 25-metre radius of this location. Medium likelihood means that each year this area has a 0.5% chance of flooding. 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.

Information from [SEPA](https://www.sepa.org.uk) — visit the website for more information.

ACCOMMODATION

The spacious accommodation briefly comprises:
Internal: Entrance hall, Living room, Kitchen, Double bedroom, Shower room, Rear porch.
External: Rear garden, on-street parking to the front with residents' off-street parking across the road (not allocated).





DETAILS

61 Meigle Street is a traditional stone-built ground floor flat offering excellent potential for a variety of buyers. The property benefits from its own front and back doors, an increasingly sought-after feature for privacy and independence. Internally, it includes a spacious living room with an electric fire and built-in shelving, a separate kitchen with an electric cooker and hob, a good-sized double bedroom with built-in wardrobes, and a compact entrance hall ideal for coats and shoes. The shower room is fitted with an electric shower and serves the accommodation well.

The external space is a real highlight of the property. The private rear garden is situated in the back-left corner of the overall garden ground and is accessible from both the kitchen and a rear porch. It features a decked area and tiered sections, enclosed by fencing and walls which create a peaceful and private outdoor haven. This garden offers scope for landscaping and development, with the added benefit of a garden shed and secondary access via a shared alley to the side.

Although the property would benefit from full modernisation throughout, it offers the perfect canvas for a buyer to create a bespoke home to suit their needs. Whether you're a first-time buyer hoping to step onto the property ladder, a landlord seeking a solid addition to a rental portfolio, or a developer looking to add value, this flat ticks several boxes. Its central location, generous proportions, and outdoor space make it a rare find at this price

Located in a vibrant and well-connected town, the property promises an appealing lifestyle with a good balance of urban convenience and access to nature. With no gas to the property, the existing electric heating system may be upgraded or replaced depending on a buyer's requirements. All services are currently shut off as the property is vacant, and no recent testing has been undertaken, so buyers should make the necessary checks during the purchase process.

AREAS

The property has been measured to the following areas:

| Description | sq m | sq ft |
|------------------|------|-------|
| 61 Meigle Street | 34 | 365 |

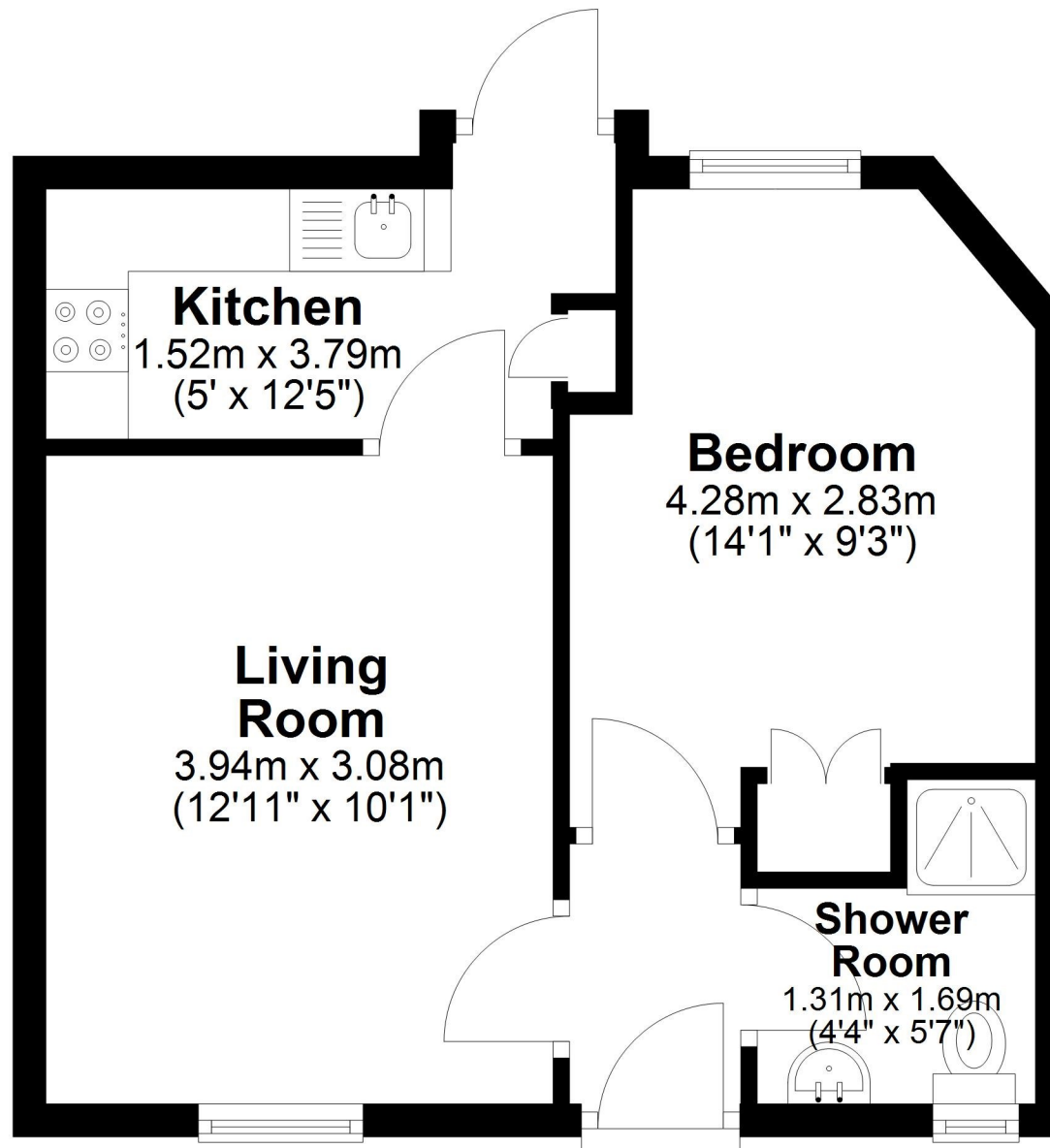
E & o e please note that these measurements have been taken from the EPC register.

VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.
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