

TOWN CENTRE FLAT

47 Magdala Terrace Galashiels, TD1 2HS

For sale: Offers Over £100,000

2 Bed First Floor Flat GIA: 63.3 sq m (681.4 sq ft)

Edwin
Thompson





Accommodation

- 1 reception room
- 2 bedrooms
- 1 bathroom
- Private Garden
- External Storage

47 Magdala Terrace is a spacious first floor two bedroom flat located in a popular residential part of Galashiels. Forming part of a traditional stone-built terrace with slate roofing the property benefits from a private garden and ample parking. The property also comprises of 3 external storage unit (2 coal sheds and an old toilet).

Entry is gained through a side pathway and external staircase. Internally, the home is generously proportioned and retains period character, though it would benefit from redecoration and modernisation, offering excellent potential for improvement; presenting an excellent opportunity for investors, first time buyers, or families looking to add value or put their own stamp on a well located property.



Location

Situated within Galashiels, the property enjoys a convenient and well connected location in the Scottish Borders. Galashiels itself is a thriving town, offering a wide range of shops, supermarkets, leisure facilities, and schooling, making it a popular choice for families and professionals alike.

The Borders Railway provides regular services to Edinburgh, making Galashiels an excellent base for commuters who wish to enjoy a more relaxed lifestyle while still benefiting from strong transport connections. The town also offers good road links to surrounding Borders towns and beyond.

Galashiels sits at the heart of the stunning Scottish Borders countryside, offering beautiful walks, cycling routes, and outdoor pursuits right on the doorstep. This combination of convenience and natural beauty makes it a highly desirable location.



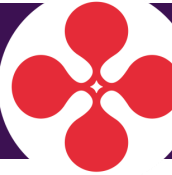


Accommodation

The property comprises of an entrance hall leading to a bright living room, a fitted kitchen, a double bedroom, single room or study and a family bathroom.

The property also contains a large lined attic space. This can be accessed via the entrance hall.



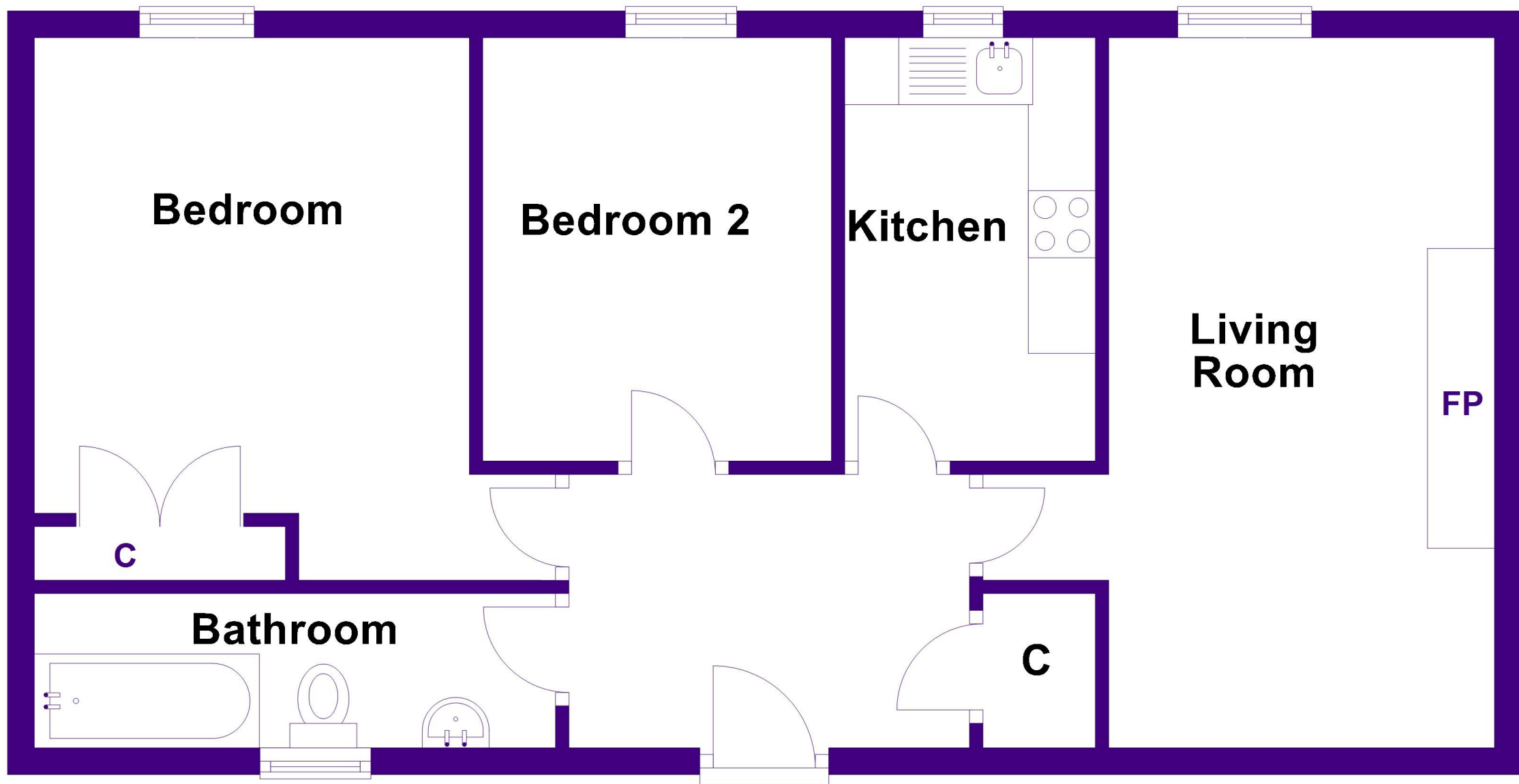


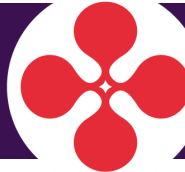
Attic

The property benefits from a generous attic space of approximately 31.12 sq m. The area is fully lined and floored, with access from the main entrance hall, and features two Velux windows offering impressive views. Subject to obtaining the necessary planning permissions, the attic may be suitable for conversion into additional living accommodation.

Attic
3.30m x 9.43m
(10'10" x 30'11")







Investment Information

Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

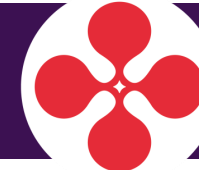
Initial Outlay

Home Report Valuation	£130,000
25% Deposit (BTL)	£32,500
ADS @ 8%	£10,400
LBTT Charge	£0
Legal Fee	£1,000
Total Investment	£43,900

Projected Investment Return

Figures based on assumed letting price of £675/ month based on current comparables.

Returns Based on Rental income		£675 PCM
Mortgage payments on £97,500 @ 5% over 25 years		£569.57
Est Building cover (Insurance)		£15.00 PCM
Total Monthly Costs		
Net Monthly Income		£90.43
Annual Net Income		1,085.16



Services

All services are understood to be connected.

Broadband Coverage

Ofcom states the house has access to ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps. We advise you check the broadband with your supplier.

Flood Risk

This information gives the likelihood of river flooding within a 25 meters radius of this location. There is no specific likelihood of river flooding identified for this area but there could still be localised effects from flooding in some places.

Council tax Band: A

EPC Rating: D68

Fittings and Fixtures

Only items specifically mentioned in the particulars of sale are included in the sale price.

Satellite Navigation

For those with the use of satellite navigation, the postcode is TD1 2HS.

Local Authority

Scottish Borders Council Headquarters,
Newtown, St Boswells, Melrose, TD6 0SA

T: 01835 824000

Internet Website

This property and other properties offered by Edwin Thompson can be viewed on our website as edwinthompson.co.uk as well as our affiliated websites at zoopla.co.uk and onthemarket.com

Areas

The subjects have been measured in accordance with the RICS Code of Measuring Practice to an approximate Net Internal Area of 63.3 sqm (681.4 sqft).

E & oe measurements of the main building taken with a laser measure.



Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

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Galashiels

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