

# 3 St Andrew Street

Galashiels, TD1 1EA

4 bed Maisonette - Town location

**For Sale:** Offers Over £140,000

Edwin  
Thompson





## Accommodation

- 1 reception rooms
- 4 bedrooms
- 2 bathrooms
- Private Garden
- Parking to the front

3 St Andrew Street is a spacious first and second floor four bedroom maisonette located in a popular residential part of Galashiels. Forming part of a traditional stone-built terrace with slate roofing and front dormers, the property benefits from a shared rear courtyard accessed via a communal path.

Entry is gained through a shared 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.



## Brief Resume

3 St Andrew Street is a generously sized four bedroom first and second floor maisonette located just off the town centre in a popular residential area of Galashiels. Forming part of a traditional stone-built terrace, the property benefits from a shared courtyard and offers spacious rooms with period character. While the home is in fair order, it would benefit from redecoration and modernisation, 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.





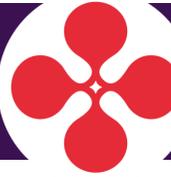
## Location

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.

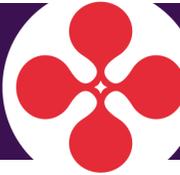




## Accommodation

The first floor comprises an entrance hall leading to a bright living room, a fitted kitchen, a double bedroom, and a shower room. Upstairs, the second floor provides a generous master bedroom, two single bedrooms, and a family bathroom. The layout offers flexible and practical living

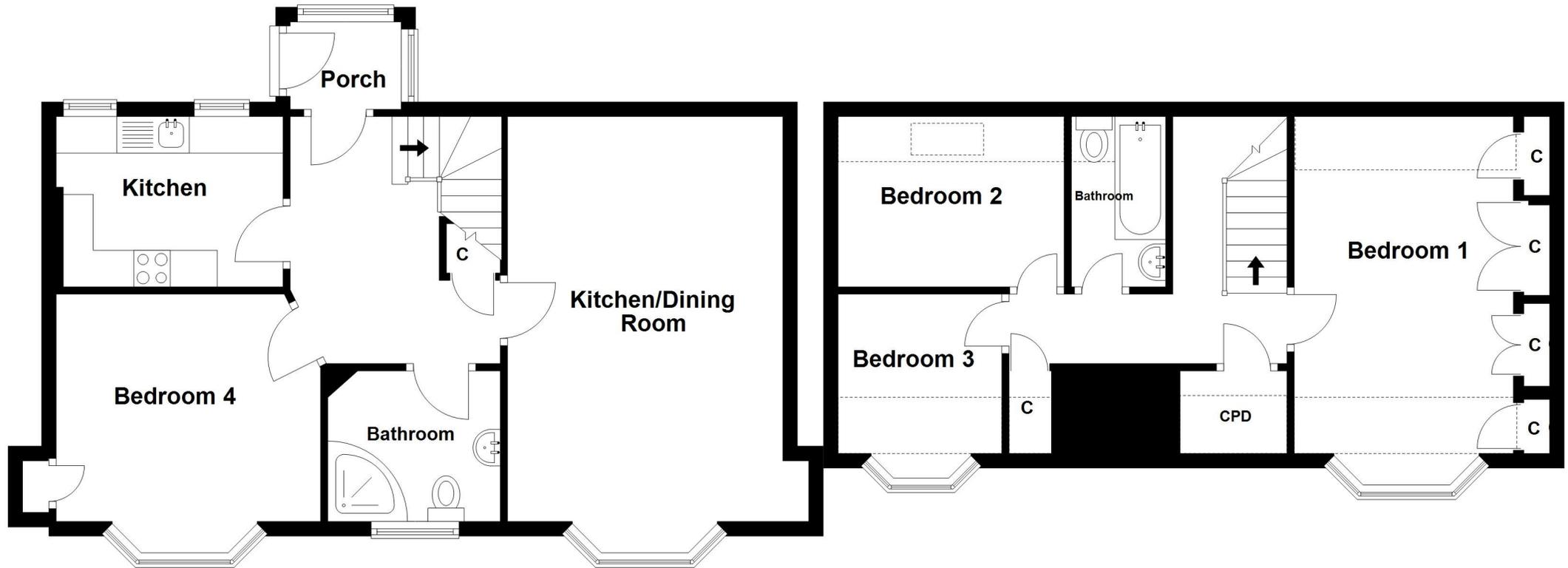




## Area

### 3 Saint Andrew Street

Approx. 103.7 sq. metres (1116.1 sq. feet)



### Schedule of Areas

Description	Sq m	Sq ft
Total	103.7	1,116.1

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## 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: B

## EPC Rating: C71

## Fittings and Fixtures

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

## Local Authority

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

T: 01835 824000

## Satellite Navigation

For those with the use of satellite navigation, the postcode is TD1 1EA.

## Internet Website

This property and other properties offered by Edwin Thompson can be viewed on our website as [edwinthompson.co.uk](http://edwinthompson.co.uk) as well as our affiliated websites at [zoopla.co.uk](http://zoopla.co.uk) and [onthemarket.com](http://onthemarket.com)

## Viewing

By appointment with the sole agents.

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TD1 1DP



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