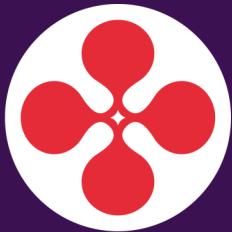


19 Woodside Place

Galashiels, TD1 1RE

For Sale: Guide Price £105,000

Edwin
Thompson





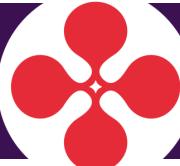
Accommodation

- 2 reception rooms
- 3 bedrooms
- Bathroom
- Private Garden
- External Storage
- Ample Parking to the front

This property presents an excellent opportunity for first time buyers, small families, or investors looking to secure a property with strong potential. With a solid foundation already in place, the property simply requires light modernisation, as reflected in the images above.

This allows buyers to add their own style and value without undertaking major works. Its manageable size, appealing layout, and scope for upgrading make it a versatile choice for anyone seeking an attractive, well-located home with room to personalise and improve.

AI Generated Conceptual Image – Illustrative only. Shows potential future refurbishment (subject to planning/works). Not representative of the property's current condition.



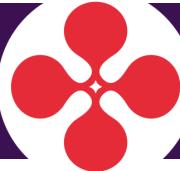
Brief Resume

The home itself packs plenty of opportunity, offering a solid base for modernisation and personalisation.

Situated in a desirable area of Galashiels, it benefits from excellent access to local amenities, schools, transport links, and is conveniently located just 35 miles from Edinburgh. This makes it an appealing option for first-time buyers, small families, or investors looking for a well-positioned property with room to add value.



AI Generated Conceptual Image – Illustrative only. Shows potential future refurbishment (subject to planning/works). Not representative of the property's current condition.



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.

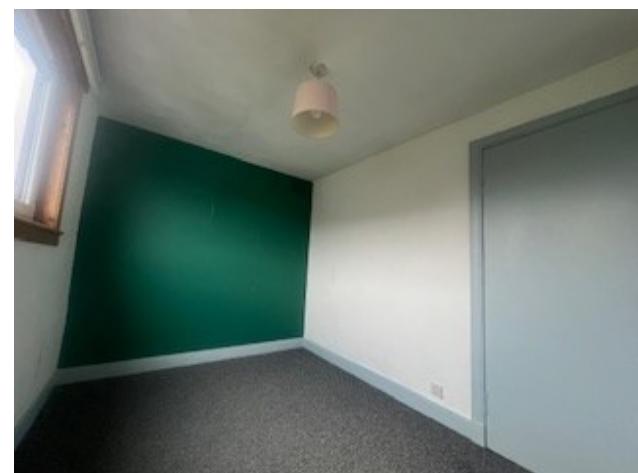
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External Accommodation

The property benefits from access to a shared external wash house and lavatory, used by the neighbouring maisonettes. The former coal shed is owned exclusively by 19 Woodside Place, offering a practical area for secure external storage.

Externally, the property also enjoys a small private garden, providing an ideal spot for relaxing outdoors. Although accessed via a shared pathway, the garden itself is solely for the use of this property, making it a valuable feature. Further outdoor storage is available through the private coal shed and the shared wash house, offering convenient space for bikes, tools, or additional belongings.



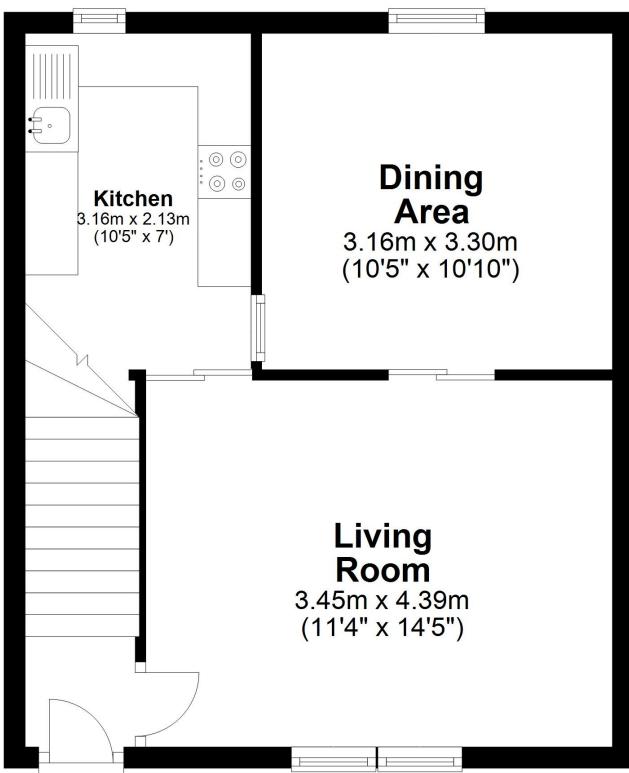
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Area

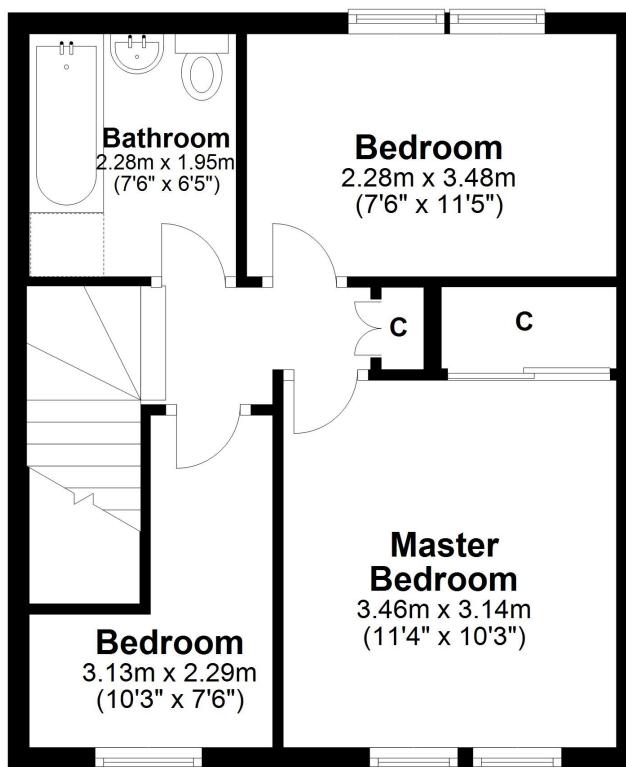
Ground Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Schedule of Areas

Description	Sq m	Sq ft
Total	74.2	798.7

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



Investment Information

Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

Initial Outlay

Home Report Valuation	£125,000
25% Deposit (BTL)	£31,250
ADS @ 8%	£10,000
LBTT Charge	£0
Legal Fee	£1,000
Total Investment	£42,250

Projected Investment Return

Returns Based on Rental income £675 PCM

Mortgage payments on £93,750 @ 5% over 25 years	£450.90
Est Building cover (Insurance)	£15.00 PCM
Edwin Thompson Letting Fees	£101.25 PCM
Total Monthly Costs	£567.15
Net Monthly Income	£107.85
Annual Net Income	£1,294.20
Net Return	19%



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: D63

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 1RE.

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

Viewing

By appointment with the sole agents.

Edwin Thompson, T: 01896 751300
Chartered Surveyors F: 01896 758883

76 Overhaugh Street
Galashiels
TD1 1DP



Important Notice

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any Intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.

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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.

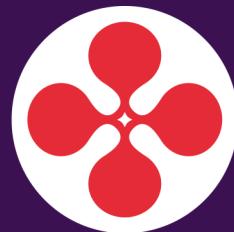
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)

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

19 Woodside Place

Galashiels, TD1 1RE

Edwin
Thompson



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