

129 High Street

Galashiels, TD1 1RZ

A Great Opportunity to Purchase This Fantastic 2 Bedroom First Floor Flat
For Sale • **Offers Over £75,000**

Edwin
Thompson









BRIEF RESUME

- Central Galashiels Town Location
- Spacious Two-Bedroom Flat
- Period Property With Character
- Bright, well-proportioned rooms
- Ideal first-time buy or rental
- Close To Train Station & Local Amenities

GENERAL DESCRIPTION

129 High Street is a well-positioned, first-floor converted flat forming part of a traditional three-storey and attic building dating back to circa 1888. The building comprises six residential units on the upper levels, with a commercial office space located at ground floor level. This particular flat offers approximately 67m² of internal floor area, providing spacious two-bedroom accommodation ideal for first-time buyers, downsizers, or buy-to-let investors. The property enjoys a classic external appearance in keeping with the period architecture, nestled within the vibrant heart of Galashiels.

LOCATION

Situated directly on the High Street of Galashiels, the flat benefits from a central and accessible location within the town. Galashiels itself is a prominent settlement within the Scottish Borders, offering a blend of residential, commercial, and leisure amenities all within walking distance. The

The property lies among a mix of businesses and private residences, giving it a balanced community feel with the convenience of urban living.

Galashiels serves as a hub for nearby villages and towns, including Melrose, Selkirk, and Tweedbank, all within a 10–20 minute drive. The town offers a range of essential services such as supermarkets, independent shops, cafes, bars, and healthcare facilities. There are several local schools and the Borders College campus, making the area appealing to a diverse demographic. The popular retail park on the outskirts enhances shopping options further.

Public transport links are robust, with Galashiels railway station providing regular and direct train services to Edinburgh Waverley in just under an hour, making it ideal for commuters. The local road network connects easily to the A7 and A68 routes, allowing for efficient access to both Edinburgh and Carlisle. Living in Galashiels provides a slower pace of life compared to the city, but with all the necessary infrastructure close at hand.

The lifestyle in this area balances convenience with access to the outdoors. Residents enjoy nearby walking and cycling routes, golf courses, and access to the River Tweed. The scenic countryside of the Scottish Borders offers opportunities for leisure and recreation, contributing to a high quality of life in this location.

COUNCIL TAX BAND — B

EPC RATING — F36

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
129 High Street	62	667

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

BROADBAND COVERAGE

This area has access to Superfast broadband services, with maximum download speeds of up to 72 Mbps for downloads and 17 Mbps for uploads.

Check online for more details

FLOOD RISKS

River risks— medium risk

This information gives the likelihood of river flooding somewhere within a 25 metres radius of this location.

Medium likelihood means that each year this area has a 0.5% chance of flooding.

Surface Water risks—medium risk

This information gives the likelihood of surface water and small watercourses flooding somewhere within a 25 metres 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.

Check the SEPA website for more details







DETAILS

This first-floor flat at 129 High Street is part of a charming, traditionally constructed building reflecting late 19th-century Scottish architecture. Although originally constructed in 1888, the property was thoughtfully converted around 1988 to accommodate modern residential living. Its current layout includes a welcoming entrance hallway, a generously sized living room, two bedrooms, a functional kitchen, and a modern shower room—suitable for contemporary needs.

The gross internal area of approximately 67m² offers well-proportioned rooms, providing a good sense of space for a two-bedroom flat. The living room is particularly appealing, offering ample natural light, while the shower room has likely been updated to reflect modern standards. The kitchen is of practical size and layout, supporting everyday needs comfortably.

Externally, the building retains its historic charm with traditional stonework and tall sash-style windows. The roofline and chimney stacks were visually inspected and appear in reasonable condition, consistent with properties of this age and style. Despite its age, the structure remains solid and offers a warm character that newer builds often lack.

The flat's position above commercial premises does not compromise its residential quality, as the area combines business and residential use harmoniously. With five other residential units in the building, there is a sense of community while also offering sufficient privacy. The building likely operates under a shared maintenance agreement, common in such blocks, which helps in preserving the overall condition of communal areas.



Overall, the property's blend of period character, central location, and practical interior layout makes it a strong contender in the current property market. It would appeal to a variety of buyers including young professionals, investors seeking rental income, or older buyers looking for a low-maintenance home in a connected town setting.

ACCOMMODATION

The spacious accommodation briefly comprises:

Internally: Communal ground floor entrance and stairwell, shared hall with flat 127 on first floor, living room, kitchen, 2 double bedrooms, bathroom and utility cupboard

Externally: 1 allocated parking space within private residents parking area

SERVICES

All mains services are understood to be connected with the main heating system being a newly fitted electric heating system.

IMPORTANT NOTICE

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

Approx. 62.0 sq. metres (667.4 sq. feet)



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