

34 Meikle Street, Galashiels, TD1 1LL

For Sale: Offers In The Region Of £125,000

Edwin
Thompson





BRIEF RESUME

- Close To Borders Railway.
- Quiet Residential Area.
- Close To Schools
- Three Bedrooms.

The property at 34 Meigle Street offers well proportioned accommodation arranged over two levels and has clearly been a much loved home for many years.

It presents a comfortable layout suited to modern living, with a welcoming atmosphere throughout. The internal space benefits from good natural light, contributing to a bright and pleasant environment.

There are three bedrooms, one of which would be ideal as a home office, making the property suitable for a range of buyers including professionals, small families or those looking to downsize while retaining flexibility. The rooms are of practical sizes and allow for adaptable use depending on lifestyle and requirements.

The property enjoys attractive views, which add to the overall appeal of the home. These outlooks enhance the sense of space and provide a pleasant backdrop, particularly from the upper level. As a whole, the property offers a strong combination of comfort, character and potential.





LOCATION

Meigle Street sits within a well established area of Galashiels, convenient for local amenities and public transport links. The position allows easy access to nearby shops, services and leisure facilities, making it a practical location for daily needs. The surrounding area is known for its residential character and sense of community. Schools and recreational amenities are within reach, adding to the suitability of the location for a variety of purchasers. Galashiels itself offers a good range of commercial and retail options, along with the Borders Railway providing regular services to Edinburgh. This enhances the town's appeal for commuters while retaining the quieter pace associated with the Borders.







COMMENTARY

The property has been well cared for and maintained, ensuring it is presented in good order for prospective buyers. Its condition allows for immediate occupation, though buyers may wish to update certain aspects over time to suit personal taste.

The layout is practical and offers the flexibility increasingly sought after in today's market, particularly with the option of using one bedroom as a dedicated office. This feature is likely to appeal to those working from home or requiring additional study space.

The appealing views and the overall setting of the property add to its desirability. With its combination of location, condition and versatility, the property is expected to attract interest from a wide range of purchasers.

In summary, 34 Meigle Street represents an excellent opportunity to acquire a comfortable home in a convenient and well established part of Galashiels.

The property's flexibility, condition and attractive outlooks all contribute to its overall appeal. Its suitability for various buyer types, including first-time purchasers, downsizers and professionals, should support healthy levels of interest once brought to market.

The property is ready for occupation yet still offers scope for personalisation, making it a practical and appealing choice. The combination of a well-loved home, adaptable accommodation and favourable location makes this a strong prospect within its price bracket.

AREAS

The property has been measured to the following areas:

Description		Sq m	Sq ft
34 Meigle Street	Approx Internal Area	65	699

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







COUNCIL TAX BAND — B

EPC RATING — E 47

SERVICES

All services are understood to be connected. The heating system is electric

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 somewhere within a 25 metres 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

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