

# 1 Thistle Court, Stanley Street

Galashiels, TD1 1HY

A Great Opportunity to Purchase This Fantastic 3 Bedroom First Floor Flat  
For Sale • **Offers Over £110,000**

Edwin  
Thompson





## BRIEF RESUME

- Modern 3-bedroom First-Floor Flat
- Bright Well-proportioned Layout
- Close to Galashiels Town Centre
- Secure Entry Communal Access
- Gas Central Heating & Double Glazing
- Ideal for First time Buyers or Buy-to-Let Investors

## GENERAL DESCRIPTION

1 Thistle Court is a first-floor flat forming part of a modern, four-storey block comprising eleven residential units. Constructed circa 2007, the building features a rendered synthetic stone finish and communal entry system. Internally, the flat offers a well-proportioned layout extending to approximately 58 square metres and includes three bedrooms, a lounge, kitchen, and bathroom. The property benefits from double-glazed windows, gas central heating, and access to a communal parking area at the rear. Situated within a well-established residential area in Galashiels, this flat offers comfortable accommodation suited to a wide range of buyers, including first-time purchasers, investors, and families.

## EPC RATING — C79

## COUNCIL TAX BAND—

## LOCATION

Thistle Court is positioned just off Stanley Street, within a mature and established residential area in the heart of Galashiels. The location offers a blend of modern housing and traditional properties, creating a diverse and well-integrated community. The flat is accessed via a secure communal entrance with well-maintained shared stairwells and benefits from a dedicated communal car park at the rear of the building.

Galashiels itself is one of the principal towns in the Scottish Borders, offering a comprehensive range of amenities including supermarkets, high street shops, restaurants, primary and secondary schools, and healthcare facilities. The town is particularly well-served by public transport links, with a modern transport interchange and Galashiels railway station just a short distance from the property, offering regular services to Edinburgh in under an hour via the Borders Railway. Surrounding towns and villages such as Melrose, Tweedbank, and Selkirk are all within a 10–20 minute drive, enhancing the accessibility and appeal of the area.

The lifestyle on offer in Galashiels appeals to a broad demographic—from young professionals to families and retirees. The town is surrounded by rolling hills and scenic countryside, offering plenty of outdoor leisure opportunities including walking, cycling, and fishing. With a strong sense

of community, access to local events, and excellent commuting options to the Central Belt, Thistle Court presents an ideal setting for comfortable modern living with all the benefits of a rural town.

## BROADBAND COVERAGE

This area has access to Superfast broadband services, with maximum download speeds of up to 275 Mbps for downloads and 43 Mbps for uploads.

Check online for more details

## FLOOD RISKS

### Surface Water risks— Low risk

This information gives the likelihood of surface water flooding within a 25 metre radius of this location.

Low likelihood means that each year this area has a 0.1% chance of flooding.

This does not take into account the effect of any flood defences.

### River risks—NO specific risk

This information gives the likelihood of river flooding within a 50 metre radius of this location.

Check the SEPA website for more details

## SERVICES

All mains services are understood to be connected with the main heating system being gas central heating.











DETAILS

1 Thistle Court offers an appealing blend of practicality and low-maintenance living. As part of a purpose-built block of flats, the property has been designed with efficiency and modern lifestyles in mind. The three-bedroom layout is rarely available in this style of property, offering enhanced flexibility for buyers needing home office space, guest rooms, or family accommodation. The property’s 58 square metre footprint is well-utilised, with a central hallway connecting to all rooms and good natural light throughout. The communal entry system provides security and convenience, and the flat’s first-floor position offers a good balance of privacy and accessibility.

Internally, the property is presented with a neutral décor, including painted plasterboard walls and ceilings, panelled timber doors, and laminated kitchen worktops. The kitchen is compact yet functional, equipped with a stainless steel sink and a range of base and wall units, while the bathroom includes a three-piece suite with a shower over the bath. Heating and hot water are provided by a gas-fired Ideal boiler located in the kitchen cupboard, serving steel panel radiators throughout. The property is double-glazed, with UPVC casement windows contributing to energy efficiency and noise reduction.

The external fabric of the building appears well-

maintained, with UPVC rainwater goods, timber fascia’s, and a combination of synthetic stone and rendered finishes. Although there was no access to the roof space, visual inspections indicate a traditional pitched slate roof with lead-lined valleys and zinc ridges, likely to require only routine maintenance. Communal stairwells and circulation areas were found to be in good order, contributing to the overall impression of a well-managed block. A key advantage of the building is the provision of a communal parking area to the rear, which adds significant convenience in a central town location.

The property represents a solid, low-risk option for buyers seeking a home in move-in condition with scope for minor modernisation if desired. Its relatively recent construction (circa 2007) offers reassurance around the longevity and durability of construction materials, while the lack of significant structural alterations or bespoke features means it appeals to a broad market. Furthermore, given that the flat is currently vacant and unfurnished, any purchaser could occupy quickly with minimal disruption or delay.

ACCOMMODATION

The spacious accommodation briefly comprises: Entrance hall, living room, kitchen bathroom and 3 bedrooms.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
1 Thistle Court	58	624

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

VIEWING

By appointment with the sole agents.  
Please contact Amy Welsh for further details.  
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