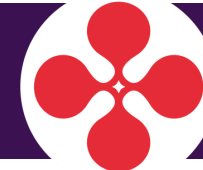


19 Woodside Place, Galashiels, TD1 1RE

For Sale: Guide Price £105,000

Edwin
Thompson





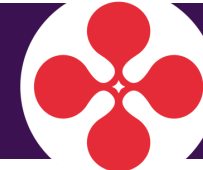
Accommodation

- 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.



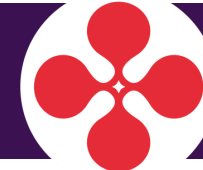
General Description

Externally, the property has a small private garden, ideal for enjoying a sunny spot outdoors. Whilst there is communal access, the garden remains exclusive to this property, making it a valuable asset. Additional outdoor storage is provided by way of a coal shed and use of the shared wash house, offering convenient space for tools or bikes.

Inside, the property provides well-proportioned living areas. The third bedroom is best suited as a box room or for storage of seasonal items, adding versatility to the overall layout.



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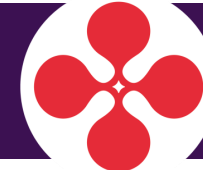
Location

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.

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

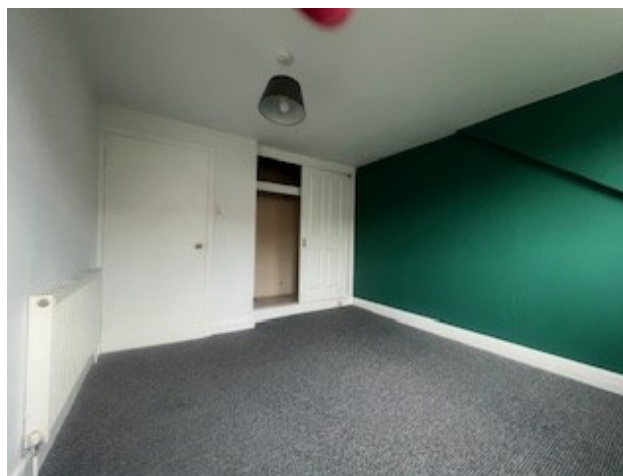
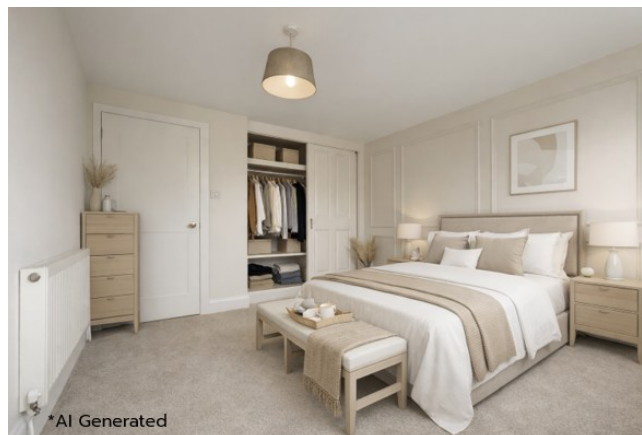


The home itself packs plenty of opportunity, offering a solid base for modernisation and personalisation.

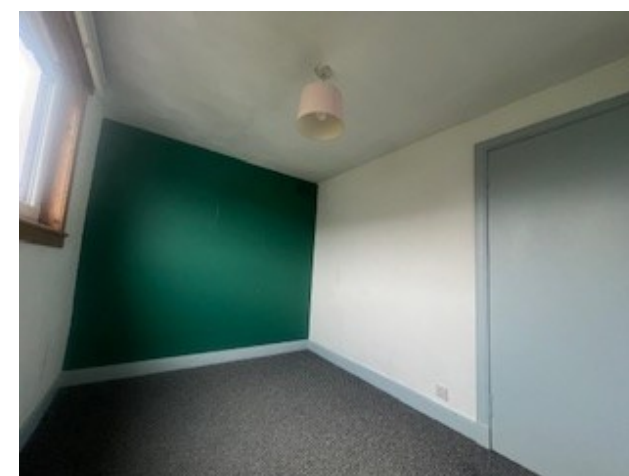
Situated in a desirable area of Galashiels, it benefits from excellent access to local amenities, schools, transport links, and is conveniently located just 35 miles from Edinburgh. This makes it an appealing option for first-time buyers, small families, or investors looking for a well-positioned property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

External Accommodation

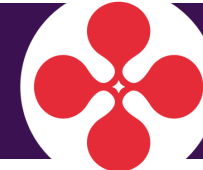
The property benefits from access to a shared external wash house and lavatory, which are used by the neighbouring maisonettes. In addition, the former coal shed belongs exclusively to 19 Woodside Place, providing a useful area for external storage.



Bedroom 2



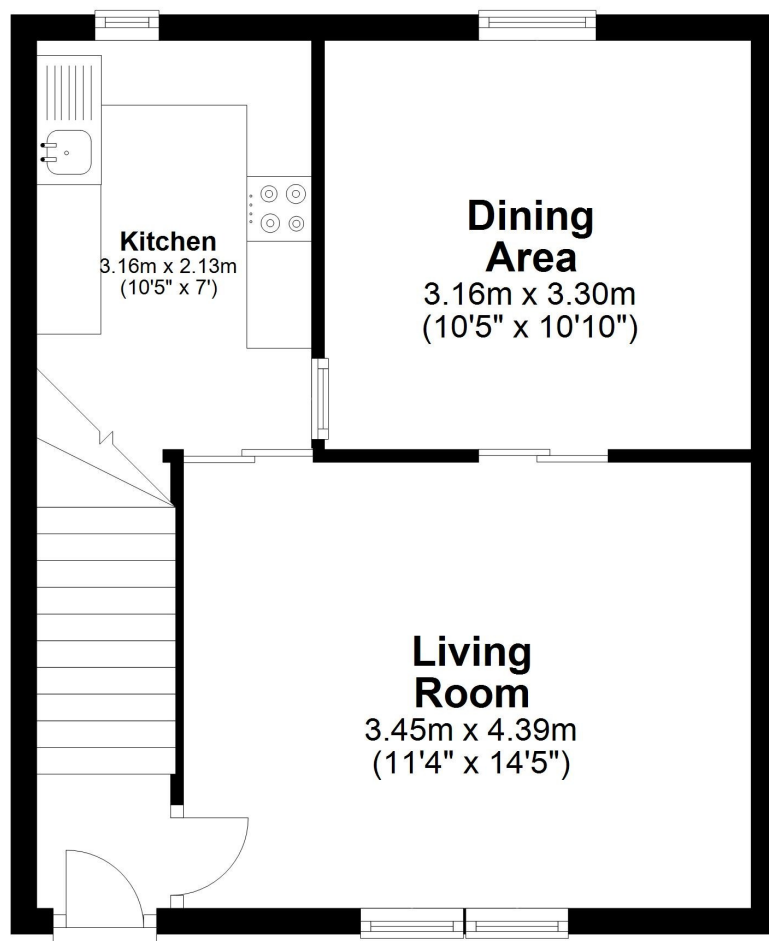
Master Bedroom



Floorplan

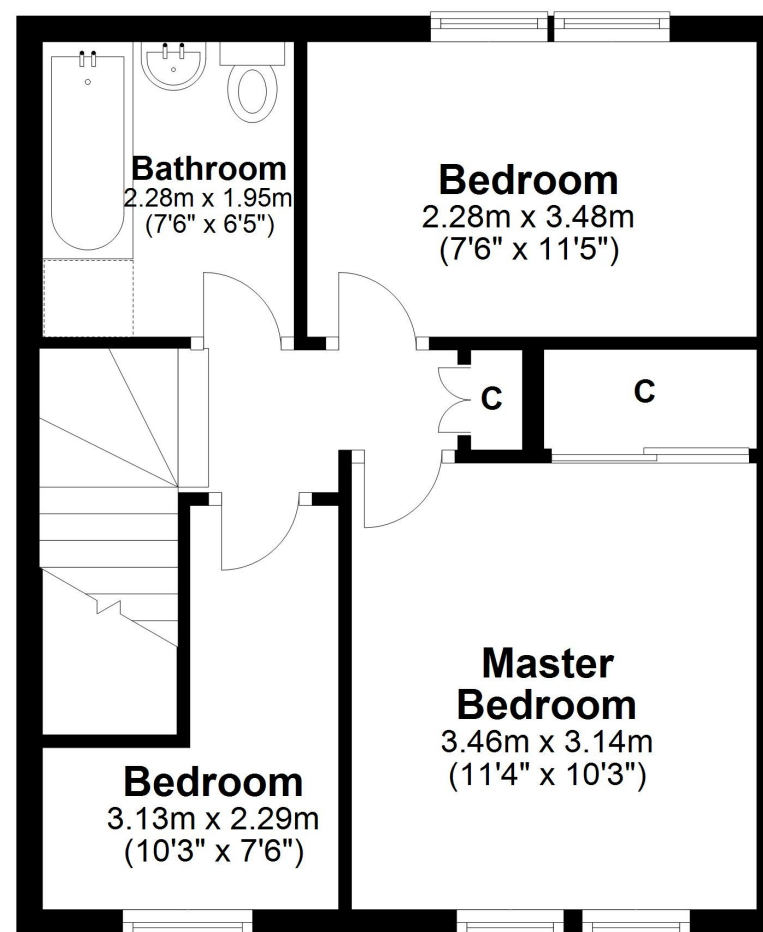
Ground Floor

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

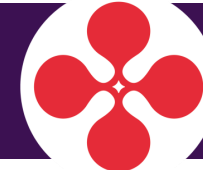


First Floor

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



Total area: approx. 74.2 sq. metres (798.7 sq. feet)



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

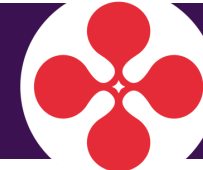
Home Report Valuation	£125,000
25% Deposit (BTL)	£31,250
Stamp Duty ADS @ 8%	£10,000
LBTT Charge	£0
Legal Fee	£1,000
Total Investment	£42,250

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%



AREAS

The property has been measured to an approximate gross internal area of 74 sqm (796 sq ft).

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

SERVICES

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

Council tax Band: B

EPC Rating: D63

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

IMPORTANT NOTICE

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

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
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.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.



19 Woodside Place

Galashiels, TD1 1RE, Scottish Borders

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