

37 St John Street, Galashiels, TD1 3JX

A Great Opportunity to Purchase This Two Bedroom First and Upper Flat
For Sale • Offers Around £90,000

Edwin
Thompson







BRIEF RESUME

- Two Bedroom Flat
- Large Kitchen
- Renovation Project
- Ideal Town Centre Location
- Fantastic Buy-to-Let Opportunity

DESCRIPTION

37 St John Street is a first and upper floor 2 bedroom Maisonette. It is situated in a popular residential area of Galashiels. The property is of traditional stone construction, under a roof clad in slate with flat roof dormers. The property has a shared drying area which is accessed by a communal path. The property itself is accessed down a communal pathway to the side of the building and up external stairs with shared access to 37a. Internally, the accommodation is spacious and in need of some renovating in areas, namely the bathrooms.

LOCATION

The property is situated just off the town centre. Although the building is situated in a built up residential area the property has a secluded feel due to its rear access not often used which is not regularly used other than for neighbouring residents. St John Street and the surrounding streets are popular for house hunters and specifically investors looking for buy-to-lets and or adding value to a property, families will also be drawn to a property of this size with the potential to turn the upstairs toilet to a 3rd single bedroom.

Situated in the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area. Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The east coast main line runs from Berwick Upon Tweed, and The Borders Railway which opened in September 2015 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

ACCOMMODATION

The accommodation currently comprises:

First Floor: Entrance hall, living room, kitchen, utility/pantry, bathroom.

Second Floor: Master bedroom, double bedroom and WC,

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
37 St John Street	72	775

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

DETAILS

37 St John Street offers the complete package with generously proportioned rooms, period character, on street parking and excellent central location. It is presented in a fair order, with new boiler fitted in 2020. The décor is neutral throughout however extremely dated and in need of upgrading. It offers scope for any potential purchaser to place their own stamp internally when upgrading. The property will appeal to investors looking to add value, first time buyers looking to get on the property ladder at a lower price, families looking to put their own mark on their home and those looking to get away from the city but remain close to transport links.

SERVICES

All services are understood to be connected.

VIEWING

By appointment with the sole agents.

Please contact Amy Welsh for further details.

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

Tel. 01896 751300

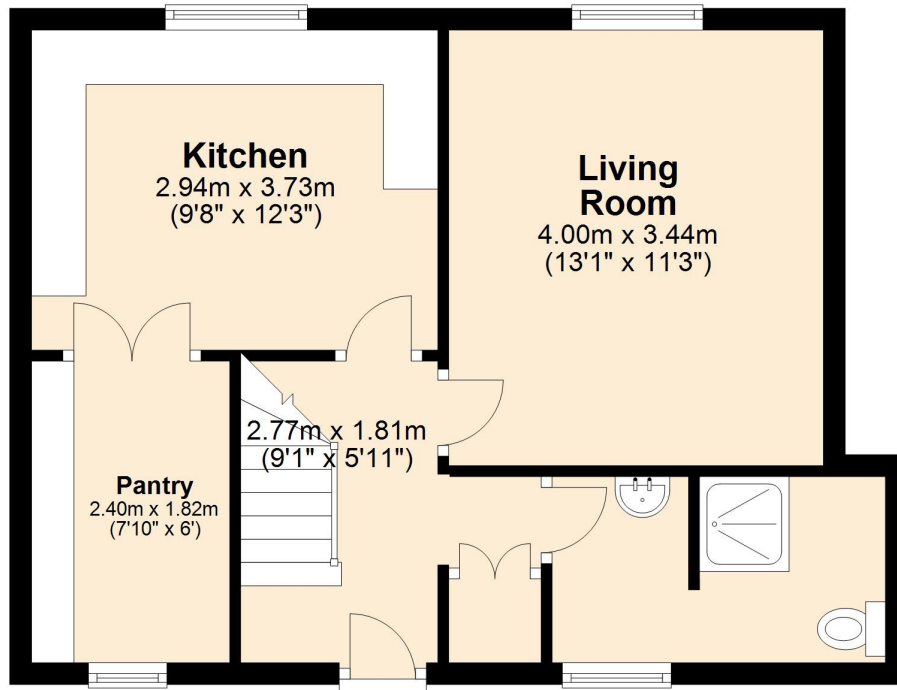
E-mail: a.welsh@edwin-thompson.co.uk





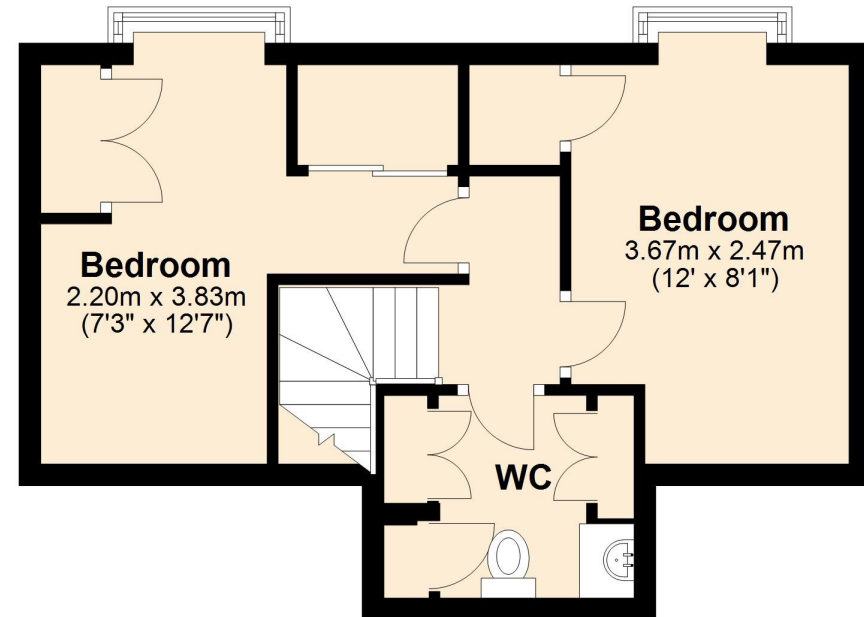
Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.0 sq. feet)



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