



**For Sale**

**145 High Street, Galashiels, TD1 1RZ**

**Edwin  
Thompson**





# 145 High Street

Galashiels, TD1 1RZ

145 High Street is a charming 1 bed property set on the second floor. The property would be ideal for investors or first time buyers looking for a flat close to the town centre and Heriot Watt University. The property is situated in a central location close to all the town's amenities and within easy walking distance to the Borders Railway station and bus terminal, with regular commuter services into Edinburgh and throughout the Borders towns.

**Offers Over £ 60,000**

**Ref. ALW-3113306**

Accommodation Comprises

First Floor: Entrance hall, kitchen, Living room, bedroom, bathroom and 2 large cupboards.

Internal area; 49 metres squared

External: Communal parking space available.

Edinburgh 31 miles Melrose 2.5 miles Peebles 18.5 miles  
(All distances are approximate)

## Situation

The property is situated on the High Street Galashiels. The entrance is located through a driveway, with communal parking available, on Roxburgh Street. It's a short walk into the centre of the town and to the new Borders Railway station with regular services into Edinburgh, perfect for commuting or for leisure. The historic market town of Galashiels offers an extensive range of amenities, with an excellent variety of shops, supermarkets, public parks, 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 with regular train services running on the Borders Railway with a journey time of under an hour. The town is on the A7 running from Edinburgh to Carlisle and the nearby A68 runs from Edinburgh to Newcastle. A choice of airports include Edinburgh, Glasgow and Newcastle and the east coast main line runs from Berwick-upon-Tweed connecting Edinburgh with London.

On a broader note, the Scottish Borders offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, a move to the Scottish Borders really could be the best move of your life.

## Description

145 High Street is located within a traditional building, which has been converted into about 20 flats. It is located extremely close to the town centre. It's attractive price and walk in condition makes it well suited to a first time buyer or and investor. It is currently owned as a buy to let, a perfect property for this. It would also make a fantastic first home for someone starting out on the property ladder. The shared access driveway from Roxburgh Street leads to the communal parking area with ample spaces available. The property is accessed via external door to the back of the property and up two flights of stairs. The entrance hall provides access to all rooms including a large storage cupboard and a second cupboard next to the door perfect for storing coats and boots. The living room is a great sized room and decorated to a good standard, The kitchen has ample range of base and wall units and the bedrooms build in wardrobes and 2 windows which makes the room feel very bright. The entire property is well decorated in monochromatic tones and is maintained to a good standard. The property is perfect for people who are hybrid working with parking spaces available if commuting to the office and the size of the living room having ample space for a desk and work space. The train station into Edinburgh is also within a 5 minute walk.

## Directions

From the town centre, follow the High Street Up to the traffic lights. Take a first left onto Hall Street, taking the third left onto Roxburgh Street. Follow follow the one way system round and go straight on to the end of the road. The property is on the right hand side, through the communal driveway and the door entry is first on your left.

## Satellite Navigation

For those with the use of Satellite Navigation the postcode for this property is TD1 1RZ.

## GENERAL REMARKS

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price. Some items may be available by separate negotiation.

### Services

Mains drainage, water, electricity. Electric heating and single glazed sash windows.

### Local Authority

Scottish Borders Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel 01835 824000.

### Internet Website

This property and other properties offered by Edwin Thompson can be viewed on our website at [edwinthompson.co.uk](http://edwinthompson.co.uk) as well as our affiliated websites at [zoopla.co.uk](http://zoopla.co.uk) and [onthemarket.com](http://onthemarket.com). We also promote our listings on all our social media platforms namely Facebook, twitter and linked in.

## Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

## Viewings

Strictly by appointment with the sole selling agents:

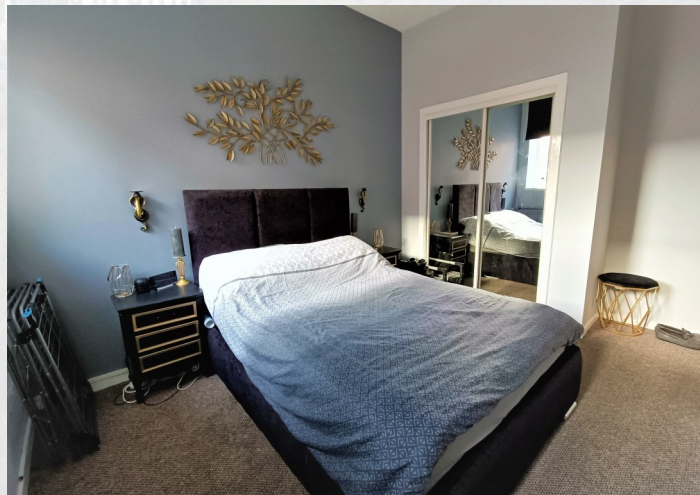
Contact—Amy Welsh  
Edwin Thompson LLP, Chartered Surveyors  
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Fax: 01896 758883

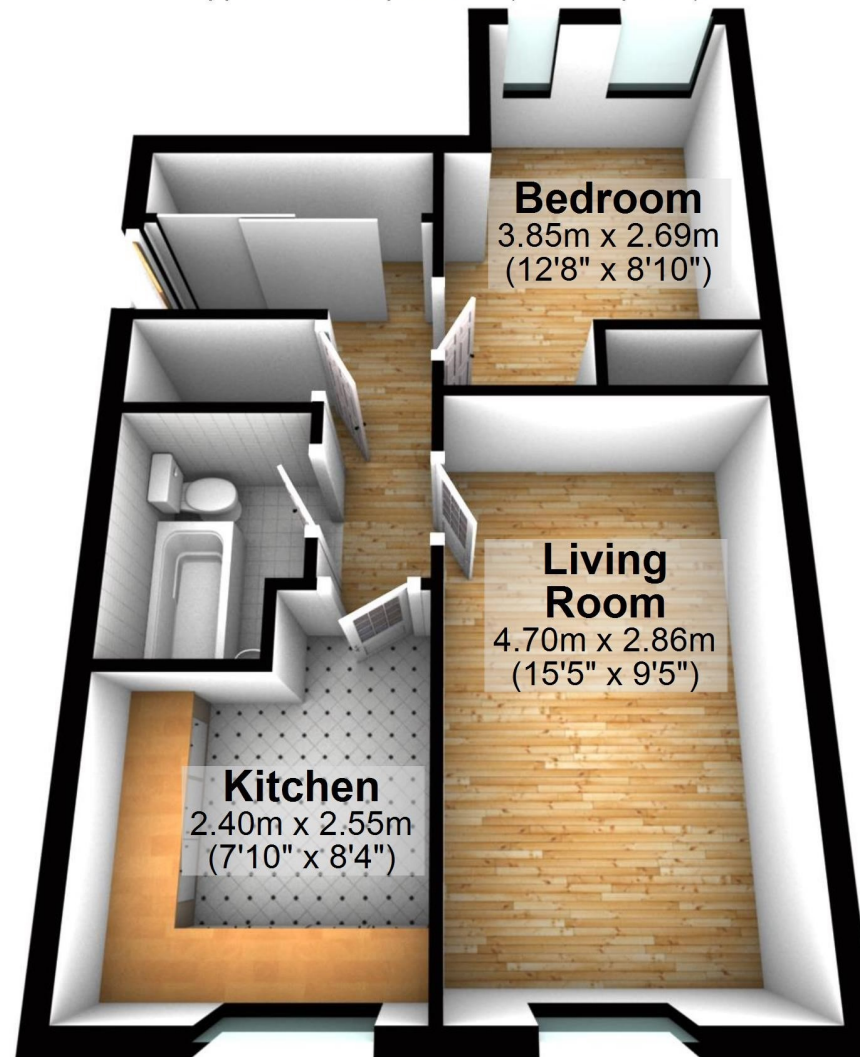
Particulars Prepared November 2022



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