



# Portfolio

**87 WOOD STREET**

Galashiels, TD1 1QX

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**Fixed Price £57,500**

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87 Wood Street is a traditional stone-built 2 bedroom, 1st & upper floor flat. The property is currently tenanted and offers excellent rental yield of 10+ %. Home report valuation is 70K, so immediate equity benefit of £10-£15K.

Although the property would benefit from modernisation, the current tenants have been in situ for 10+ years and have no intention of leaving, offering secure investment returns.

Galashiels is one of the principal towns in the Scottish Borders and serves as a key retail and administrative centre for the region. It is home to Heriot-Watt University's School of Textiles and Design, Borders College, and a wide array of local and national retailers. Neighbouring towns such as Melrose, Selkirk, and Tweedbank are all within a 10-15-minute drive, making it ideally placed for exploring the wider Borders region. Outdoor enthusiasts will enjoy the nearby walks, river paths, and open countryside.

For those commuting, the Borders Railway offers direct links from Galashiels and Tweedbank to Edinburgh Waverley in under an hour. Regular bus services also connect the town to other areas of the Borders and further afield. With excellent public transport links and road access via the A7 and A6091, Galashiels continues to grow as a popular commuter base for those working in the capital or surrounding towns.





## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report Valuation 70K
- Current rental £500pm
- Current Yield 10.4%
- Long term tenants
- 50 sq m
- EPC Rating E



### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.