

# 102 High Street

Galashiels, TD1 1SQ

A Great Opportunity to Purchase This Fantastic 2 Bedroom Flat  
For Sale • Guide Price £99,000

Edwin  
Thompson













BRIEF RESUME

- 2 Bed High Street Flat
- Spacious Living Accommodation
- Large Attic Space, Possible Conversion
- Close To Train Station & Local Amenities

GENERAL DESCRIPTION

102 High Street is a distinctive and deceptively spacious maisonette property, spread across split levels and offering approximately 112m<sup>2</sup> of internal living space, not including the vast attic storage area. Accessed directly from street level, the property blends modern living with quirky architectural charm. With bright, generously sized rooms and a stylish interior finish, it offers an ideal setting for first-time buyers or investors. Situated on the historic Galashiels High Street, the property benefits from excellent accessibility and a surprisingly peaceful interior thanks to modern double-glazed windows.

LOCATION

Located in the heart of Galashiels, 102 High Street occupies a prime position on the town’s main thoroughfare. Despite its central location, the property is well-sheltered from street noise due to upgraded double glazing. The private main entrance opens directly onto the High Street, offering convenience and a sense of urban living, while remaining secure and private thanks to an internal lockable door and stairwell access.

Galashiels itself is a thriving town within the Scottish Borders, offering a wealth of local amenities including supermarkets, independent retailers, cafes, restaurants, and health services. Educational facilities range from nursery to tertiary level, with the nearby Heriot-Watt University campus offering specialist courses. The town also boasts excellent leisure and sports amenities including gyms, parks, and swimming facilities. Galashiels sits approximately 35 miles south of Edinburgh, with surrounding towns such as Melrose, Selkirk, and Tweedbank providing further amenities and countryside charm.

A large public car park is conveniently located directly across the road from the property. Residents can apply for a parking permit here for around £60 per annum, providing an affordable and secure parking solution. Transport links are excellent, with the Borders Railway offering regular direct services to Edinburgh in under an hour from Galashiels Station, which is just a short walk from the property. The A7 and A68 offer convenient road links both north towards Edinburgh and south into England. This makes the property ideal for commuters, remote workers, or those seeking a balance between town amenities and access to the scenic Borders countryside.

COUNCIL TAX BAND – B

EPC RATING – D56

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
102 High Street	112	1223

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

BROADBAND COVERAGE

This area has access to Ultrafast broadband services, with maximum download speeds of up to 1800 Mbps for downloads and 220 Mbps for uploads.

FLOOD RISKS

Surface Water risks— Medium specific risk

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

Medium likelihood means that each year this area has a 0.5% chance of flooding.

River risks—Medium specific risk

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

Medium likelihood means that each year this area has a 0.5% chance of flooding.

Check the SEPA website for more details

VIEWING

By appointment with the sole agents.  
Please contact Amy Welsh for further details.  
Tel. 01896 751300  
E-mail: a.welsh@edwin-thompson.co.uk











## DETAILS

The internal layout of 102 High Street is one of its most notable and unique features. Entry at ground floor level leads into a secure vestibule perfect for shoes and outerwear. From here, a staircase ascends to the central landing, giving access to the large living room and one of the two main bedrooms. The layout flows in split levels, creating a dynamic and engaging internal environment while cleverly separating public and private spaces.

The grand living room, measuring approximately 23m<sup>2</sup>, is a statement room. With two sizable storage cupboards, a blocked-up fireplace with electric stove, and contemporary downlighting, it provides a cosy yet spacious hub for relaxing or entertaining. Just up a few steps from the living room lies the open-plan kitchen and dining area – a real highlight of the home. Fitted to a high standard in late 2024, the kitchen features stone-toned units, wooden counters, and white goods appliances including electric cooker, fridge freezer, and washing machine – all included in the sale. The breakfast bar and the “stage-style” raised corner area offer design flexibility, while dual-aspect windows create a bright, open feel.

Continuing from the dining space is a modern shower room with electric shower, and a staircase to the attic room – a bright, versatile space with two Velux windows and built-in storage. Back on the central level, the principal bedroom is accessed via a short stairway and is exceptionally spacious at 22m<sup>2</sup>. It features three double built-in wardrobes, while an adjoining dressing room (5.5m<sup>2</sup>) and bathroom offer a near self-contained suite.



The property also benefits from excellent storage, including access to two attic storage rooms totalling 60m<sup>2</sup> with around 35m<sup>2</sup> of it being within ‘usable head-height’ space. These are fully insulated and house the boiler and water tank. For added practicality, the large car park across the street offers a convenient parking solution, with annual residents’ permits available to apply for costing around £60 per annum, making town-centre living hassle-free for those with vehicles.

## ACCOMMODATION

The spacious accommodation briefly comprises:

**First Floor:** Entrance hall, kitchen/ dining room, living room, 2 bedrooms, dressing room, bathroom and shower room.

Attic Space—Attic room, 2 Attic storage spaces.

## SERVICES

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

### IMPORTANT NOTICE

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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.

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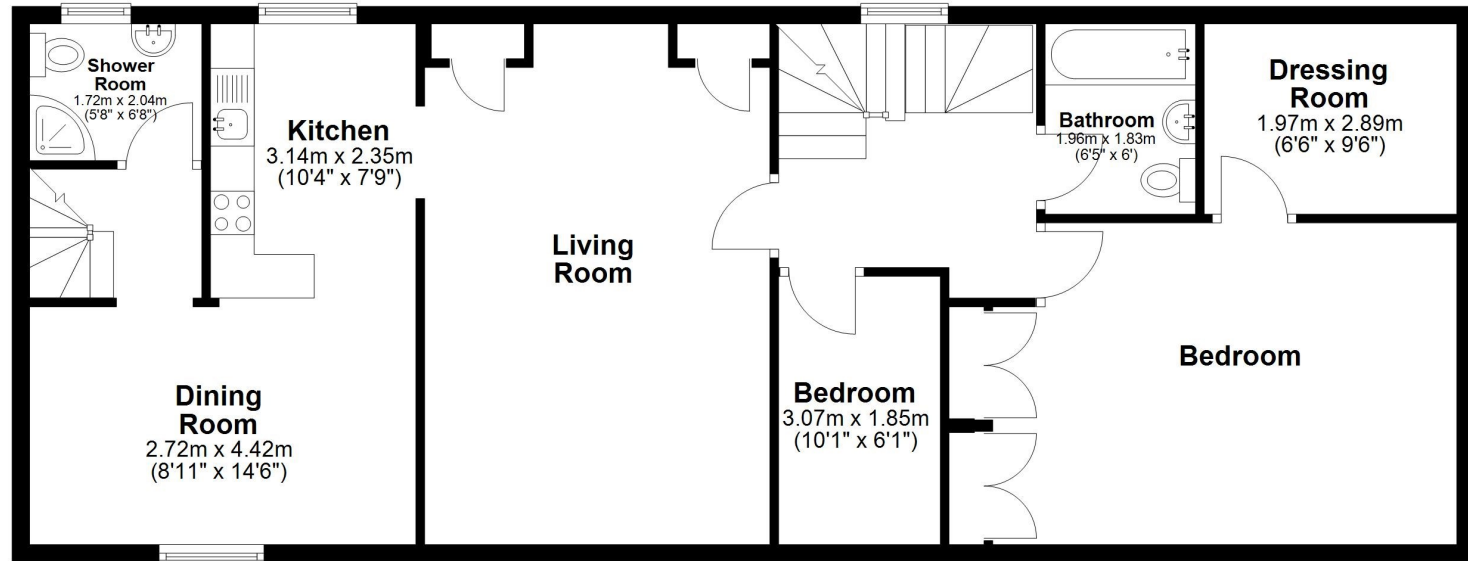
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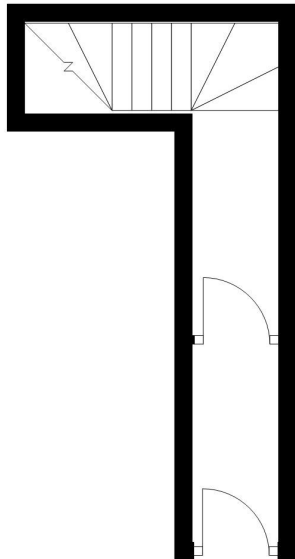
## First Floor

Approx. 96.9 sq. metres (1043.0 sq. feet)



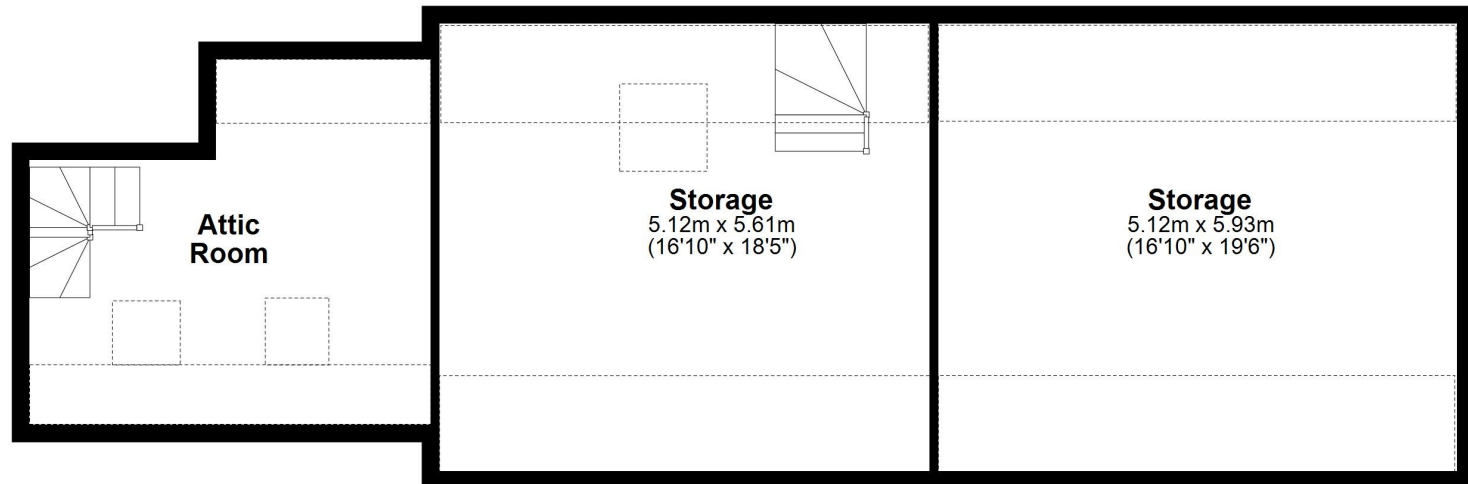
## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



## Attic

Approx. 16.7 sq. metres (180.0 sq. feet)





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