

Galashiels
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20 Sime Place,
Galashiels, TD1 1ST

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This impressive maisonette flat, 20 Sime Place, offers a rare opportunity to acquire a fully HMO-configured property in a prime town centre location. Extending to approximately 138 sqm, the accommodation is arranged over the first and attic floors of a traditional two-storey and attic stone-built block, which comprises just two residential units. Originally dating from around 1880, the building was extensively modernised in 2008, creating bright and functional living spaces ideally suited to the rental market.

Designed with multiple occupancy in mind, the property features five generously sized bedrooms, each with its own modern en-suite shower room and dedicated study area, catering perfectly to student or professional tenants. The flat is currently vacant between academic tenancies, offering a clean slate for new landlords. Previous rental levels achieved £500 per room on the first floor and £550 per room in the attic, demonstrating strong income potential.

Accommodation Comprises:

- Five En-Suite Bedrooms – Each bedroom includes a private shower room and study area, ideal for student or professional tenants.
- Strong Rental Potential – Previously let at £500–£550 per room, with scope for attractive yields.





20 Sime Place, Galashiels, TD1 1ST

Approximate Gross Internal Area = 168.2 sq m / 1810 sq ft



First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1222682)

Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Description

The interior is neutrally finished, well-maintained, and immediately lettable, with no refurbishment required. The first floor hosts the main entrance hallway, a bright and sociable open-plan living/kitchen area, and three of the five en-suite bedrooms. Upstairs, the attic floor provides an additional kitchen, two further bedrooms, and a central landing, allowing for flexible shared living arrangements.

Externally, the property benefits from access to a communal garden space at the gable end of the building and a rear external staircase providing direct access to the upper levels—an added practical feature for multi-occupant use.

Situated in Galashiels, a popular Borders town with a strong rental demand, the location benefits from good local amenities, public transport links, and proximity to educational institutions—making it particularly attractive to both students and working tenants.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

B (83)

Home Report Value:

£160,000.00

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind

themselves to accept the highest of any offer.

Viewing arrangements:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Galashiels on 01896 758311.

Investment Opportunity:

For investors looking to expand their HMO portfolio, 20 Sime Place presents a compelling opportunity and can be purchased individually or as part of a portfolio package with 18 Sime Place and 26 Sime Place, Galashiels. This trio of properties offers excellent potential for strong rental yields and portfolio growth in a desirable location.

HMO Licensing:

The property is currently let on a House in Multiple Occupation (HMO) basis, and it is understood that a valid HMO license is in place. It should be noted that HMO licenses are non-transferable and are granted to individual owners. Accordingly, any new owner would be required to submit a fresh application for an HMO license. Interested parties are advised to make their own enquiries with the local authority regarding licensing requirements.

Interested in this property?
Galashiels
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.