

Galashiels

Call 01896 758311

CULLEN KILSHAW
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26 Sime Place,
Galashiels, TD1 1ST

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This well-presented, purpose-built maisonette flat extends to approximately 115 sqm and occupies the first and attic floors of a traditional two-storey and attic block containing just two residential units. Originally constructed around 1880, the building was modernised and reconfigured in 2008 to create the current high-quality accommodation, ideally suited for HMO use.

26 Sime Place is currently leased to NHS professionals at £500 per room, offering immediate rental income and a strong yield for investors. Each of the four generously sized bedrooms benefits from its own private en-suite shower room and a dedicated workstation, providing comfortable, self-contained accommodation for working tenants. The interiors are neutrally decorated throughout and presented in turnkey condition, requiring no immediate upgrades.

Accommodation Comprises:

- Four En-Suite Bedrooms – Each bedroom benefits from a private en-suite shower room, providing comfort and privacy for individual occupants.
- Fully Let to NHS Professionals – The property is currently leased to reliable tenants at £500 per room, offering immediate and stable rental income.
- Modernised Throughout – Refurbished in 2008, the property is presented in turnkey condition with neutral décor and no immediate upgrade requirements.





26 Sime Place, Galashiels, TD1 1ST

Approximate Gross Internal Area = 142.7 sq m / 1536 sq ft

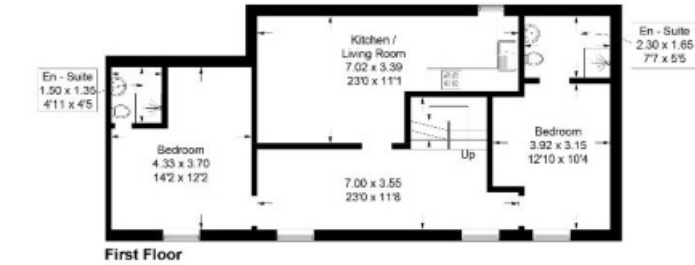
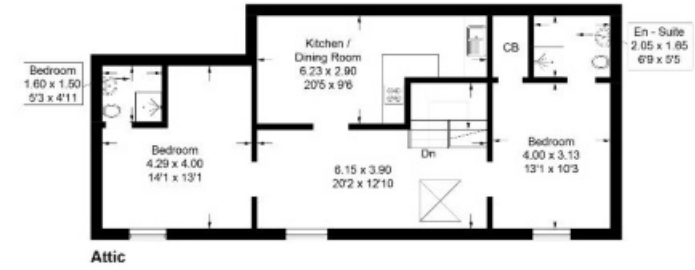


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtats.co © (ID1222680)

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

Accessed via a shared ground floor entrance and staircase, the property opens onto a welcoming hallway on the first floor, where you will find an open-plan living room and kitchen area, along with two of the en-suite bedrooms. The upper floor comprises a further two en-suite bedrooms, as well as a second well-appointed kitchen and dining area. This flexible layout enhances the property's appeal to multiple occupants while maintaining a sense of privacy and practicality.

Externally, there is a communal garden area located to the gable elevation of the block, offering shared outdoor space for residents.

This is a rare opportunity to acquire a fully operational and licensed HMO property with a stable tenant base, in a sought-after location, and with no immediate works required.

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 (81)

Home Report Value:

£150,000.00

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, 26 Sime Place presents a compelling opportunity and can be purchased individually or as part of a portfolio package with 18 Sime Place and 20 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?
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Call 01896 758311

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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.