

Galashiels

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18 Sime Place,

Galashiels, TD1 1ST



Located in the heart of Galashiels, this ground floor three-bedroom HMO flat offers a ready-made investment opportunity. Extending to approximately 93 sqm, the property has been modernised throughout and is presented in turnkey condition, with neutral décor and a recent Home Report highlighting only one category 2 item.

Each bedroom benefits from its own private en-suite shower room and study area, making it ideal for student or professional lets. One of the three rooms is currently let at £400 per month, offering scope to increase occupancy and income.

18 Sime Place,

Description

The accommodation comprises a private entrance hall, central hallway, open-plan living room/kitchen, and three en-suite bedrooms. There is access to a communal garden area to the gable end of the building.

Originally built around 1880 and fully reconfigured in 2008, this property is situated close to a range of local amenities, education facilities, and transport links, ensuring strong ongoing rental demand.

Investment Opportunity:

For investors looking to expand their HMO portfolio, 18 Sime Place presents a compelling opportunity and can be purchased individually or as part of a portfolio package with 26 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.



Situation

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.

Home Report Value | EPC
£130,000.00 | EPC: B(82)

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

Services

Services
Mains gas, electricity, water and drainage.

HMO License

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.

