

Galashiels

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20 Sime Place, Galashiels, TD1 1ST

Guide Price £160,000



20 Sime Place offers a rare chance to acquire a fully HMO-configured maisonette in a prime town centre location. The property is arranged over two floors of a traditional two-unit stone building, most recently modernised in 2008. Designed for multiple occupancy, it features five generous bedrooms, each with a modern en-suite and study area, ideal for students or professionals. Previously, rents reached £500 per room on the first floor and £550 in the attic, highlighting strong income potential. The flat is neutrally finished, well-maintained, and ready to move in. The first floor comprises the main entrance, open-plan kitchen/living area, and three en-suite bedrooms, while the attic floor offers an additional kitchen, two en-suite bedrooms, and a flexible central landing. Externally, residents enjoy a communal garden and a rear staircase providing direct access to upper floors - perfect for HMO living. Located in Galashiels, the property benefits from local amenities, excellent transport links, and proximity to schools and colleges, ensuring continued high demand from tenants. There are also plans in place to convert a first-floor bedroom into a lounge, allowing the current kitchen/lounge to be expanded into a larger, more open-plan space, subject to planning consents.



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Entrance Hall
Open Plan Kitchen/ Dining-Lounge
Three En-Suite Bedrooms on First Floor
Two En-Suite Bedrooms on Attic Floor
Further Kitchen on Attic Floor

Gas Central Heating
Double Glazing

Shared Garden Space
On Street Parking



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. Other furniture items can be included by separate negotiation.

Services

Mains drainage, water, gas and electricity. Gas central heating & Double glazing.

EPC

B

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Annan, Tel 01461 202 866/867
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20 Sime Place, Galashiels

Approximate Gross Internal Area = 168.0 sq m / 1808 sq ft



First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID12B8142)

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.