

**Galashiels**  
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## 5 High Buckholmside, Galashiels,

TD1 2HR

**OIRO £65,000**



Ideally suited to the first time buyer or rental investor, 5 High Buckholmside, Galashiels is a beautiful one bedroom maisonette and is presented to the market in excellent order. Sporting a long and successful rental history, as well as enjoying a convenient location within the heart of Galashiels, viewings come highly recommended.



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## Description:

Ideally suited to the first time buyer or rental investor, 5 High Buckholmside, Galashiels is a beautiful one bedroom maisonette and is presented to the market in excellent order. Close to the town centre, travel links and all local amenities, the turnkey property boasts spacious living accommodation as well as modern fixtures and fittings throughout. Internally comprising of an entrance hallway, lounge, kitchen, shower room and large double bedroom with multiple velux windows as well as the external benefits of on-street parking and a shared garden to the side. Viewings come highly recommended in order to fully appreciate.

## Investment Potential:

For those looking to begin, or expand a rental portfolio 5 High Buckholmside has a long and successful letting history. With a projected monthly income of £425.00 per month the property offers a gross rental yield of 7.85% per annum.

## 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.

## 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:

E

## 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.

## 5 High Buckholmside, Galashiels

Approximate Gross Internal Area  
45.6 sq m / 491 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2023 (ID 925990)

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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.

Full members of:

