

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**Burgh  
Schoolhouse, 67  
Gala Park,  
Galashiels, TD1 1EZ**  
Guide Price £350,000



Burgh Schoolhouse is a most attractive 'C' listed traditional detached property which is located in the heart of the popular town of Galashiels, extremely well placed for the next door primary school and within comfortable reach of most amenities. The property boasts a number of period features including open fireplaces, shutter pannelling, and beautiful arched windows which are a particularly striking feature. Well maintained by the present owner, it is ideally suited to those searching for a spacious family home which is full of character, and boasts a very spacious and flexible layout which can be adapted so suit individual styles of living. Externally, there are good sized private gardens to the front, side and rear which include a large outhouse and there is vehicular access to the driveway at the rear providing secure parking.



# Burgh Schoolhouse, 67 Gala Park, Galashiels, TD1 1EZ

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Ground Floor  
Entrance Vestibule  
Hallway  
Sitting Room  
Dining Room  
Kitchen  
Utility Room  
Shower Room

First Floor  
Three Bedrooms  
Generous Bathroom with bath & separate shower enclosure

Gas Central Heating  
Single Glazing with secondary glazing added by the present owner making a substantial difference to the comfort of the home

Generous private gardens



### 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. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, bowling, tennis and golf. Galashiels has good road links both north and south and the Waverley Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Single Glazing. Gas Central Heating.

### EPC

E

### Viewings

By appointment with the Selling Agent

### Council Tax Band

F

### 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  
Saturday: 9.00am to 12.00 noon

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



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Approximate Gross Internal Area = 144.6 sq m / 1556 sq ft

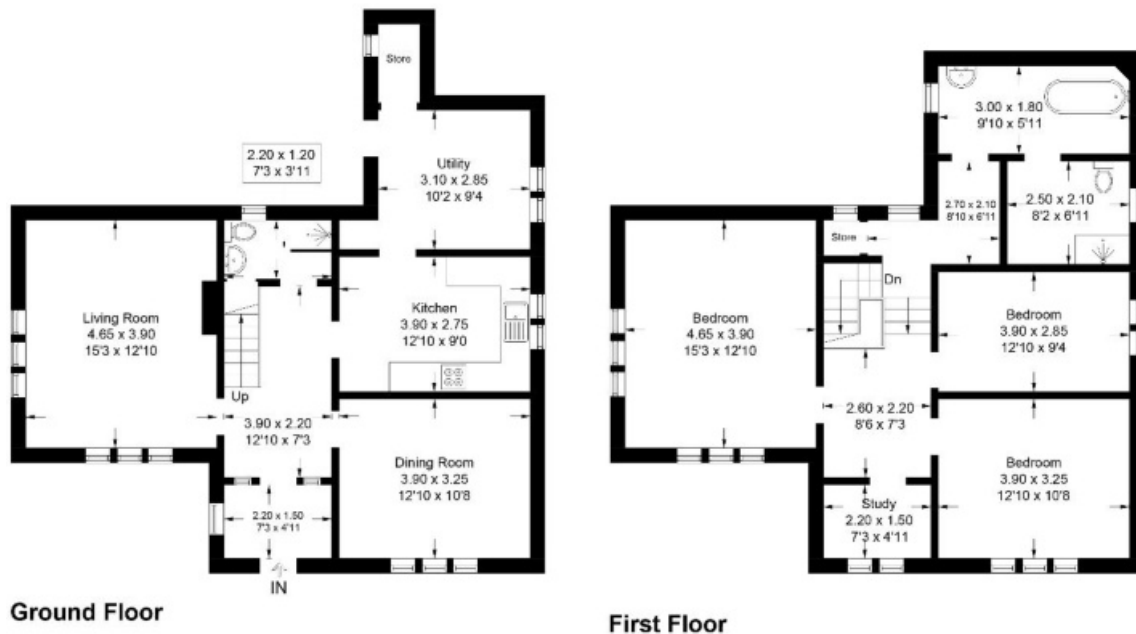


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1117441)

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.