



**28 Barr Road is an immaculately presented and deceptively spacious four-bedroom detached family home situated in a popular residential area of the principal Borders town of Galashiels.**

**With attractive views there is garden ground to the front and rear, and driveway parking for two cars to the front of the detached double garage.**

**With a large number of amenities nearby, including The Great Tapestry of Scotland, it is only a ten-minute walk from the Borders Railway which runs to Edinburgh, located at the Transport Interchange or nearby Tweedbank.**

**Internally, the well-appointed accommodation lies over two levels and comprises three main bedrooms on the first floor, an ensuite shower room, a bathroom, a full-length sitting room with dining area, a stylish breakfasting kitchen, an office/fourth bedroom, a utility room and a downstairs wc.**

**With solid oak doors and flooring, the property also benefits from gas fired central heating, great storage and double glazing.**

**Externally, there is a private driveway parking for two cars to the front of the detached garage, and open garden ground to the front with pathway leading to a storm porch. To the rear is a thoughtfully landscaped garden with stunning drystone walls and terraced beds. An extensive patio area accessed off the dining area is a particular feature for more informal entertaining, with a further sitting area at the top of the garden to enjoy.**

**With all amenities close at hand including the aforementioned railway station, with most Border towns being reached from this central location, and the A7 located nearby having direct routes to Edinburgh and Carlisle.**

**Melrose 2.5 miles   Selkirk 7 miles   Edinburgh 35 miles   Tweedbank 2.0 miles  
(all distances are approximate)**

### **Location:**

28 Barr Road sits in a popular residential area in the principal Borders town of Galashiels. With a population of 12,000, the town offers a full range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include The Great Tapestry of Scotland, which has recently opened, Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a new Transport Interchange built primarily around the new train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note.

There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way.

Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital, the largest hospital in the Scottish Borders is only four or so miles away, on the fringes of Melrose.

Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively





28 Barr Road, Galashiels TD1 3HX

Breakfasting Kitchen  
13'1 x 11'6  
4.00 x 3.50m  
(max)

Utility Room  
11'6 x 7'7  
3.50 x 2.30m  
(max)

Dining Area  
11'6 x 11'6  
3.50 x 3.50m

Sitting Room  
20'0 x 13'5  
6.10 x 4.10m  
(into bay)

Entrance Hall  
13'5 x 8'10  
4.10 x 2.70m  
(max)

Office/Bedroom 4  
10'6 x 7'7  
3.20 x 2.30m  
(max)

WC  
9'10 x 4'7  
3.00 x 1.40m  
(max)

GROUND FLOOR

Bathroom  
10'2 x 7'7  
3.10 x 2.30m  
(max)

Ensuite Shower Room  
10'2 x 7'10  
3.10 x 2.40m  
(max)

Bedroom 3  
11'10 x 9'6  
3.60 x 2.90m

Bedroom 2  
13'5 x 9'6  
4.10 x 2.90m

Principal Bedroom  
19'4 x 13'9  
5.90 x 4.20m  
(into bay)

Landing  
9'2 x 3'7  
2.80 x 1.10m

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

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### Directions:

For those with satellite navigation the postcode is: TD1 3HX

From the A68, take the A6091 signposted Melrose and Galashiels. Continue on this road, passing Melrose on your right. Proceed over the three roundabouts, and the River Tweed, into Galashiels, and proceed forward over the small roundabout onto the second small roundabout on Abbotsford Road and take the left fork onto Church Street. Take the second left onto Elm Row and proceed up the hill turning left onto Barr Road. Go along Barr Road and turn right into Galahill Crescent and then first left. 28 Barr Road is the first house on the left, with private parking to the front of the garage.

From the A7 (going South) travel through Galashiels, signposted Hawick, and follow the road out of Galashiels, up Braw Lads Brae, until you reach the small roundabout on Abbotsford Road. Take the second exit onto Church Street and follow the above directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: F

#### EPC Rating:

Current EPC: C75

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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