

The School House

Boreland | Lockerbie | Dumfries and Galloway | DG11 2LL



Galbraith



A beautifully renovated former schoolhouse offering flexible family accommodation with generous gardens and open countryside views

Lockerbie 8 miles | Glasgow 73 miles | Carlisle 33 miles

(All distances are approximate)

Charming detached former schoolhouse dating from circa 1880

Thoughtfully renovated to a high standard throughout

Open plan kitchen, dining and living space with French doors to the garden

Three double bedrooms including a spacious principal suite

Generous gardens, driveway and patio areas with countryside outlooks

Offers Over £460,000

Galbraith

93 King Street | Castle Douglas | DG7 1AE
T: 01556 505 346 | E: castledouglas@galbraithgroup.com

galbraithgroup.com

Situation

The Schoolhouse is situated in the rural hamlet of Boreland, close to the market town of Lockerbie in Dumfries and Galloway. The surrounding area is characterised by attractive rolling countryside, offering a peaceful setting while remaining accessible.

Lockerbie provides a good range of local amenities including primary and secondary schooling, independent retailers, supermarkets, healthcare services and leisure facilities. The town benefits from a railway station on the West Coast Main Line, providing connections north to Glasgow and south to Carlisle and beyond.

The M74 motorway is also readily accessible, offering excellent transport links to Glasgow, Edinburgh and the north of England, making the property well suited for those seeking a rural lifestyle with commuter accessibility.

Description

The Schoolhouse is a charming, detached property, originally constructed around 1880 and more recently subject to a comprehensive programme of renovation, resulting in a well-appointed and comfortable family home that successfully blends period character with modern living.

The heart of the home is the impressive open plan kitchen, dining and living area, designed with contemporary family life in mind. French doors provide direct access to the garden and patio, allowing for an abundance of natural light and a seamless connection between indoor and outdoor spaces. The kitchen is further complemented by a large pantry and offers internal access to the integral garage.

In addition to the open plan space, the ground floor provides two further reception rooms, offering flexibility for formal living, a family room or home office. A utility room with WC completes the accommodation at this level.

The first floor comprises three well-proportioned double bedrooms. Two of the bedrooms are positioned to the front and are served by a newly installed, modern family bathroom featuring both a bath and separate walk-in shower.

The principal bedroom suite is particularly noteworthy, benefiting from a generous en-suite bathroom and a walk-through wardrobe leading to a dressing room, which could equally serve as a home office or nursery.

Accommodation

Sitting room, Lounge, Kitchen with dining area and living space, Garage and utility room. Two double bedrooms, family bathroom and principle bedroom suite.

Garden (and Grounds)

Externally, the property is approached via a private driveway providing ample parking and access to the garage. The gardens are a particular feature, laid predominantly to lawn with patio areas ideal for outdoor entertaining, all enjoying open views across the surrounding countryside.



General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Band F	Band E

Services

Mains electricity and water are connected | Private drainage to septic tank
Oil fired central heating | FTTP (Fibre To The Premises) is available | Mobile Signal Yes

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

 jukebox.refreshed.acre  Post Code: DG11 2LL

Solicitors

Henderson & MacKay, Lockerbie

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

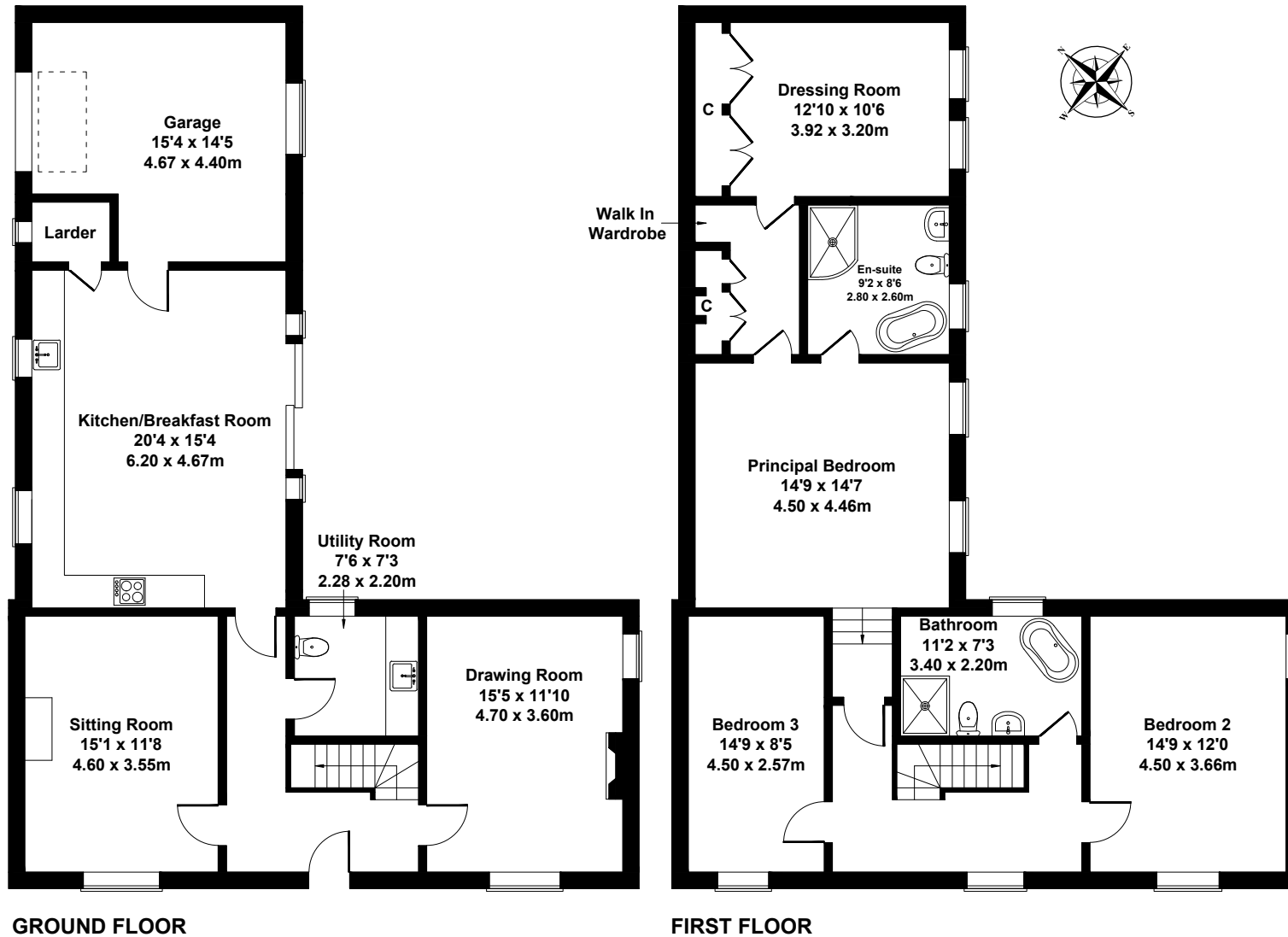


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The Schoolhouse, Boreland, Lockerbie, DG11 2LL

Approximate Gross Internal Area
2207 sq ft - 205 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

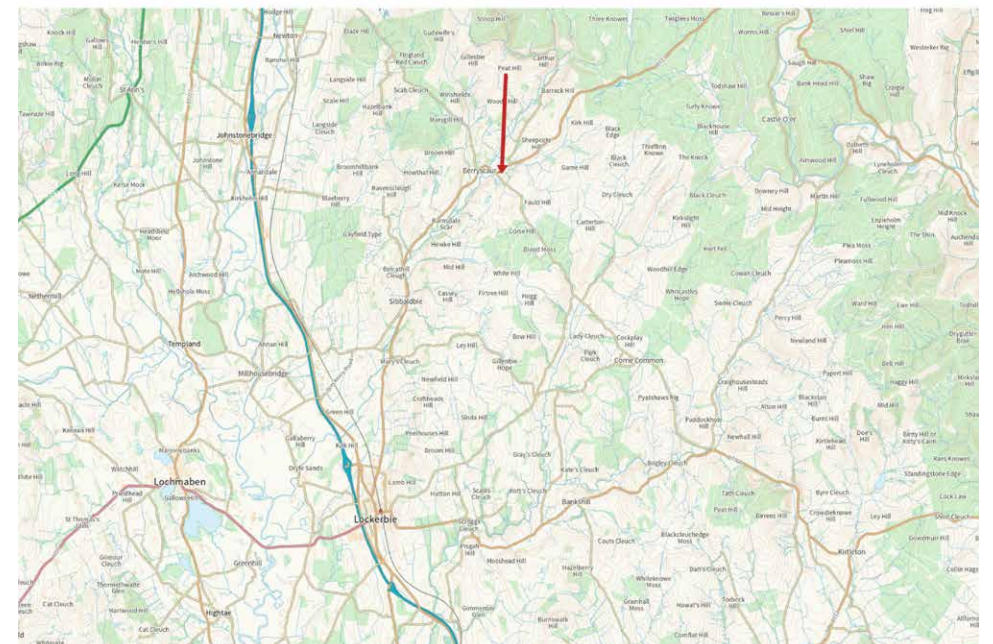
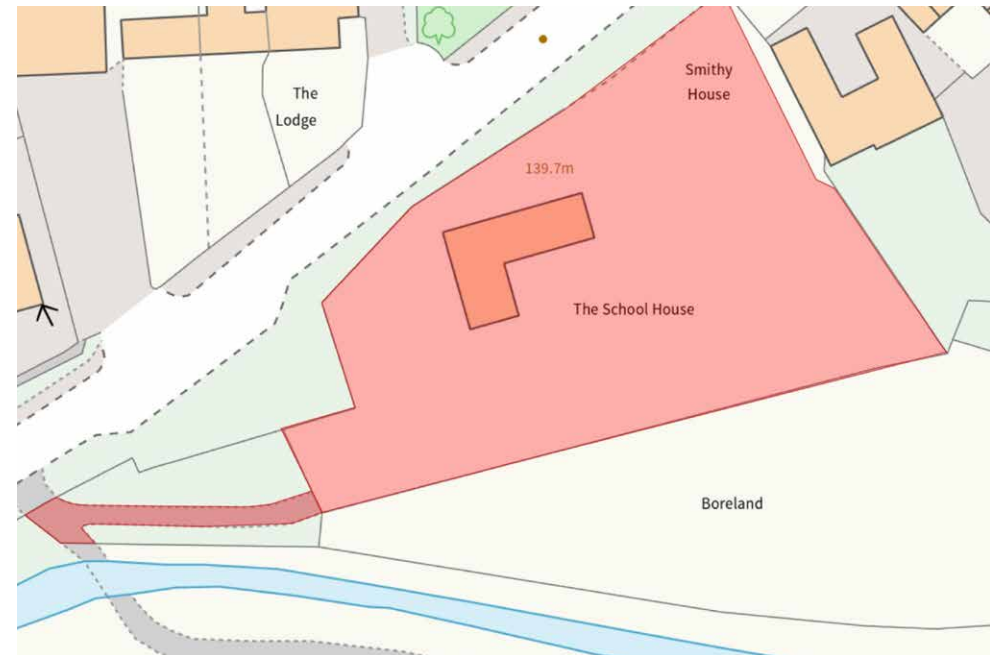
Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

Important Notes:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2026





Galbraith