

Peebles

Call 01721 723999

Offers over £415,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Station House, Thornilee, Galashiels, TD1 3LN



Originally constructed in 1866 as a railway station, the property was closed around 1950 and subsequently converted into a dwelling. Formerly the Station House for the old Borders Railway, it now offers a very attractive and deceptively spacious detached family home, combining period character with a generous layout and wonderful countryside views.

The accommodation extends to a gross internal floor area of approximately 154m². The lounge, featuring three windows, enjoys excellent natural light and a wood-burning stove, creating a warm and welcoming focal point. The spacious breakfasting kitchen provides an ideal space for everyday family life and entertaining.

Externally, the property sits within a particularly large plot, with extensive garden grounds surrounding the house. To the side, there is a large patio and timber decking area taking advantage of the open views. The monoblock driveway provides ample parking. Outbuildings include a brick store with a corrugated metal roof and a large timber store/workshop

Accommodation

GROUND FLOOR:

- * Utility room
- * Hallway
- * Triple aspect living room with wood burning stove
- * Breakfasting kitchen
- * Dining room / bedroom 4
- * Master bedroom with patio doors to the rear
- * Spacious double bedroom with fitted wardrobes
- * Shower room
- * Family bathroom with a separate shower compartment

FIRST FLOOR

- * Double bedroom

ADDITIONAL INFORMATION

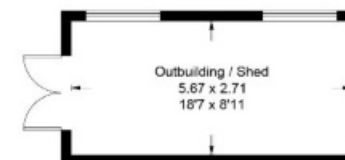
- * Gas central heating with new boiler installed April 2025
- * Double glazing
- * The property enjoys private, enclosed garden grounds with a delightful southerly aspect
- * Monoblock driveway providing ample parking
- * Brick store
- * Timber store / workshop

Station House, Thornilee, Galashiels, TD1 3LN

Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft
 Outbuilding / Shed = 15.2 sq m / 164 sq ft
 Total = 165.7 sq m / 1784 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249328)

Situation

Thornilee is a small settlement lying around 5 miles west of the nearby village of Clovenfords. Situated just off the A72, it offers good access routes both east and west and lies within a beautiful part of the Scottish Borders, surrounded by rolling farmland, woodland, and hills. The area is renowned for its outdoor activities including hill walking, horse riding, and salmon fishing in the prolific River Tweed. Nearby golf courses can be found at Cardrona and Peebles, and the Cardrona Hotel offers good leisure facilities. The Glentress Forest, just 10 miles away, is world-famous for mountain biking. Schooling is available at the newly built Clovenfords Primary School, with secondary schooling at Galashiels, which also provides a wide selection of shops, restaurants, and hotels. Galashiels also has the Borders General Hospital approximately ten miles away and a station on the Borders Railway with regular services to Edinburgh (also available at Tweedbank and Stow).

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No

warranty will be provided in respect of the white goods.

Services

Mains electricity and gas, septic tank drainage and private water supply

EPC

Band D

Council Tax

Band F

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.

Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.