

Peebles
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Station House, Thornielee, Galashiels

TD1 3LN

Fixed Price £359,000



Station House is a quiet unique detached property which occupies an idyllic rural setting enjoying superb views over the surrounding countryside. The deceptively spacious accommodation has been thoughtfully refurbished during this period of ownership, boasting modern kitchen and bathroom fittings which sit well with the more traditional elements of the house. Of particular note is the spacious dining kitchen and the lounge; both of which benefit from lovely open outlooks over the surrounding countryside and down to the River Tweed. The property is set upon a generous plot providing a large garden as well as there being a large mono-blocked drive giving ample parking.



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GROUND FLOOR:
ENTRANCE PORCH/UTILITY
LOUNGE
DINING KITCHEN
THREE BEDROOMS
BATHROOM
SHOWER ROOM

FIRST FLOOR
DOUBLE BEDROOM

OUTSIDE
SUBSTANTIAL GARDENS
DECKING
LARGE MONO-BLOCKED DRIVE
SUPERB VIEWS



Location:

The property enjoys a pleasant rural setting in the small settlement of Thornielee which lies around 5 miles west of the nearby village of Clovenfords. Situated just off the A72 giving good access to routes both east and west, this is a beautiful part of the Scottish Borders which is surrounded by rolling hills, farmland and woodlands. The area is renowned for its outdoor activities including riding and hill walking. The River Tweed is one of the most prolific Salmon rivers in Scotland and shooting can be arranged on nearby estates. There are golf courses at Peebles and Cardrona with a 9 hole course at Innerleithen. The Cardrona Hotel offers good leisure facilities and Glentress Forest is a fabulous world class facility for mountain biking and is only 10 miles to the west.

There is schooling nearby at the newly built Clovenfords Primary School with a senior school in Galashiels. Clovenfords has a village shop and hotel and Galashiels has a wide selection of high street shops, restaurants, hotels and supermarkets. The Borders General Hospital is approximately ten miles away.

The A7 is reached via Clovenfords, which is perfect for commuting to Edinburgh. In addition the Borders Railway now runs regular services from Tweedbank to Edinburgh with stations also at Galashiels and Stow.

Description:

Hidden from view, this unique detached property enjoys the perfect rural setting, enjoying stunning views of the surrounding countryside yet still enjoying quick and easy access via the A72 to the nearby towns and villages. Formerly the Station House for the old Borders Railway, the property has been extended and refurbished by the present owners to form what is now a deceptively spacious family home presented to a very high standard. The large lounge has three windows flooding the room with natural light and further benefits from a wood burning stove. Of particular note is the spacious dining kitchen which provides the perfect focal point for the family and an ideal spot from which to enjoy the views. There are four double bedrooms; one located at first floor level, whilst there is a generously sized family bathroom and a particularly large plot, providing gardens to the front side and rear which are mainly laid to grass. There is a large patio area to the side of the house and timber decking

which provides the perfect spot for outdoor entertaining. A large mono-blocked driveway ensures there is ample private parking for several vehicles. Approach to the property is via a private road which is shared with one other property; ensuring this is a truly private setting.

Directions:

Travelling on the A72 as if heading for Galashiels, Thornielee is a small settlement around 5 miles from Clovenfords. Travelling through Thornielee turn right opposite Thornielee Cottage, down a track road which provides access to two properties. Station House is the second of the properties along this road.

Fixtures and Fittings:

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

Services:

Mains gas and electricity and private water supply, drainage to septic to tank. Gas central heating. Double glazing.

EPC:

D

Viewing:

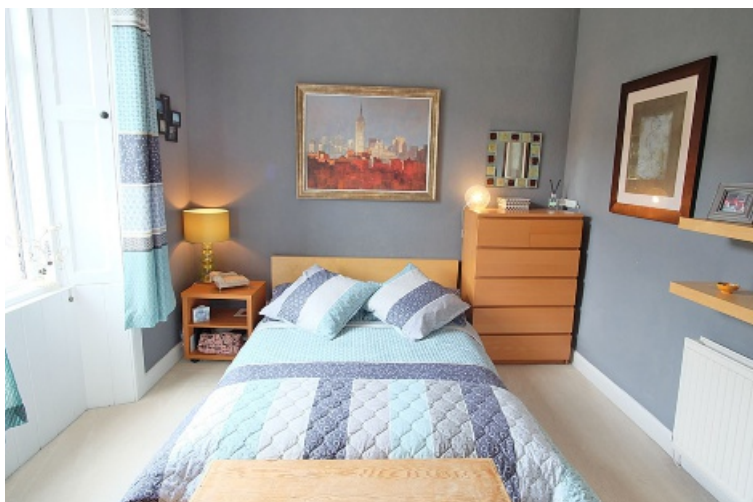
By appointment with the Selling Agents.

Entry:

By mutual agreement.



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Station House, Thornylee, Galashiels

Approximate Gross Internal Area
153 sq m / 1647 sq ft

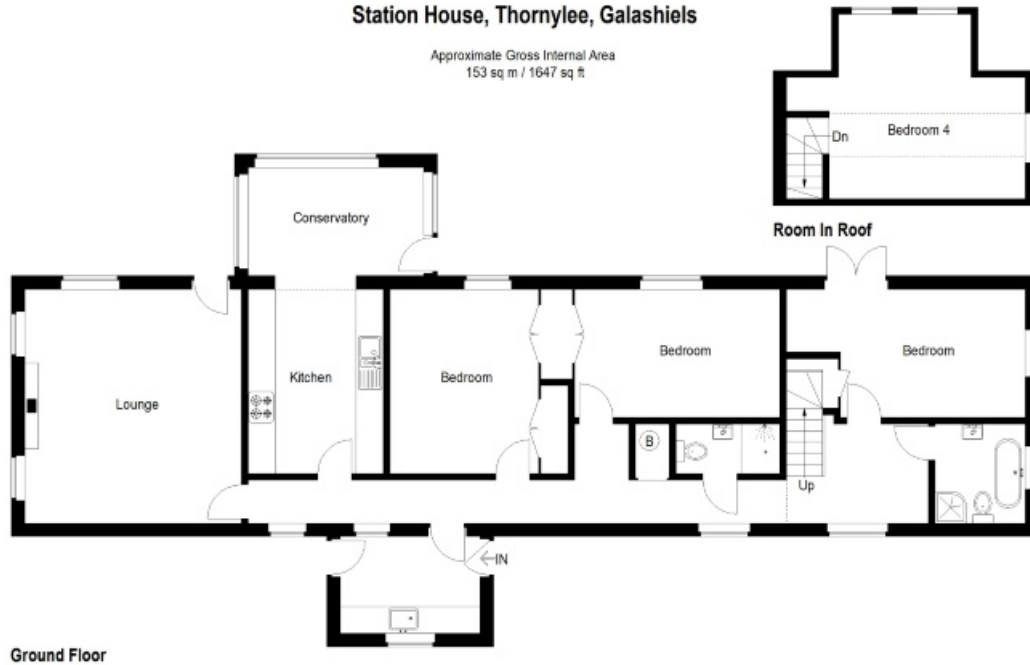


Illustration for identification purposes only, measurements are approximate, not to scale.
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