



Taigh Mor

Lilliesleaf, Melrose, TD6 9JD



With a glorious countryside aspect, peaceful setting and elevated views, Taigh Mor is a striking detached home offering generous accommodation presented over three floors, with an easily kept garden ideally set within the picturesque village of Lilliesleaf.



TAIGH MOR

Set in the charming village of Lilliesleaf – enjoying a countryside aspect and much coveted lifestyle choice popular with families and relocators alike – Taigh Mor is a striking detached home within the village with a beautiful panorama over the Moss Pond. This substantial property offers a spacious and adaptable layout, with a welcoming flow between rooms and excellent scope to reconfigure to suit a buyers own requirements and tastes.

Leading off Back Road, a quiet lane which runs parallel to the village, Taigh Mor sits set back from the lane with a sheltered plot providing good privacy and elevated outlooks. A parking area leads on to the garage extending to the main entrance. Internally, the property has been beautifully upgraded and styled by the current owner, with a fresh and welcoming décor and wonderful levels of natural light. The ground floor opens to a useful vestibule and hallway, with a cloakroom and in-built storage. The living room sits to the front of the property with glorious views over the garden and beyond, and is a well-appointed space for both lounge and dining furniture. The neighbouring kitchen has been recently refitted, with a good selection of neutral cabinetry and integrated appliances, and space for breakfasting table. A half stair leads to a convenient utility room, further storage space and access to the integrated garage.

From the main front hall, a bright stair extends to the first floor landing, with an exceptionally generous principal bedroom which would also lend well as an elevated public room, and a neighbouring family bathroom. A further stair opens to three further bedrooms, a modern shower room and in-built storage and airing cupboard.

Externally, being positioned to the country edge, there is limitless outdoor space accessible just outside the front door. The garden belonging to Taigh Mor is exceptionally easily maintained, providing a neat section of enclosed and level lawn to the front, a courtyard and patio area to the side with wonderful privacy and a shared section of parking opening to the garage.

LOCATION

Lilliesleaf lies 7 miles equidistant between the vibrant towns of Melrose and Selkirk – set within easy access of both the A7 and A68 - making it ideally placed to enjoy the best of village and country life, with particularly easy access to the Local Interchange railway at Tweedbank just a 15 minute drive, and with swift links to further Border towns. The village itself is a favoured spot locally, with a strong community spirit and a charming mix of period and modern homes, beautifully maintained and boasting a popular Primary School and a Parish church. There are highly regarded secondary schools in both Selkirk and Earlston, with St Marys private schooling in the nearby town of Melrose, and the area is surrounded by beautiful rolling borderland – the perfect spot for those in search of space for outdoor pursuits and leisure.

ACCOMMODATION SUMMARY

Ground Floor; Entrance Vestibule/Porch, Hallway, Living Room, Breakfasting Kitchen, Cloakroom W/C, Utility Room, Integrated Garage.

First Floor; Principal Bedroom, Family Bathroom.

Second Floor; Three Further Bedrooms, Shower Room.

HIGHLIGHTS

- Stunning Detached South Facing Family Home in Village Location
- Well Finished & Upgraded
- Four Bedrooms
- Adaptable Layout
- Outlooks Over Grazing Fields & Moss pond countryside

SERVICES

Mains water, drainage and electricity. Oil fired heating. Full double glazing.

ADDITIONAL INFORMATION

All floor and wall coverings, curtain poles, blinds and integrated appliances are included in the sale. Approx 141sq m internally. Built 1985.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band D.

MEASUREMENTS

See Floorplan

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £300,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



