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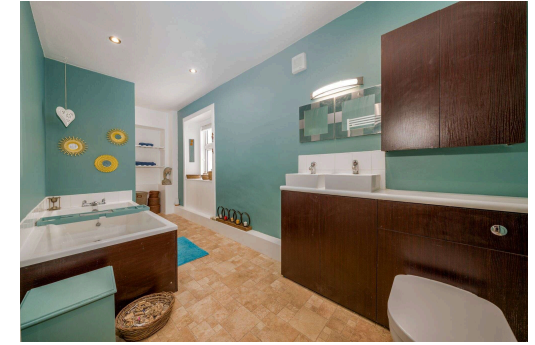


Mayfield

Lilliesleaf, Melrose, TD6 9JD

Offers Over £325,000





Fantastic family home,
presented in excellent
order, with generous room
proportions, and extensive
multi area wrap around
garden.



MAYFIELD

Mayfield is a wonderful family home full of character, charm and country chic. It is a spacious versatile accommodation with excellent room proportions and plenty natural light. The home boasts two dual aspect reception rooms with hardwood flooring. One is a comfortable lounge. The other is a dining /siting room with multi fuel stove and patio door leading to a private outdoor sitting area. There is a modern kitchen with breakfast bar. Towards the back door is a utility room housing extra storage and laundry facilities. To the rear is the family room / bedroom 5. This could be a playroom, teenage hangout, hobby space, gym or additional bedroom. Upstairs at the front there are two double bedrooms, both with feature fireplaces and views of open countryside. There is a home office and contemporary family bathroom on this floor. At the back are two bedrooms that can form a kids wing. The large wraparound garden offers different useable sections offering privacy in various sitting areas combined with open outlook. The gravelled patio to the front benefits pleasant outlooks and sunshine with colourful borders. Steps lead up to the split level lawns that are fully enclosed by hedging and fencing making this a safe and secure area for children and pets. This vantage area offers superb views of the rolling countryside with the Eildon hills in the background and is ideal to enjoy a sunset.

LOCATION

Lilliesleaf is ideally placed to enjoy the best of village and country life within easy commuting distance to the main employment centre including St Boswells (Scottish Borders Council), Melrose (General Hospital) and the commercial hub of Galashiels. Lilliesleaf is not far from highly regarded secondary schools in Selkirk and Earlston and St Mary's private schooling in Melrose. Lilliesleaf has easy access to the A7 and A68 that give swift links to further Border towns and Edinburgh Tweedbank railway station is just a 15 minute drive away.

LILLIESLEAF

Lilliesleaf is a popular and highly sought after village, easily one of the prettiest in the Borders, with a charming mix of period and modern homes. The village itself has a strong community spirit. The Leaf Green is a lovely space owned by the local community and has a well maintained community allotment, pump track and accessible pathway. The recently reopened pub serves local ales, food and hosts regular events. Across the road from Mayfield is the village hall, which has weekly activities including; toddlers group, brunch, crafts, sports, monthly quiz night and annual Leaf Show. Lilliesleaf has a small, friendly primary school with large outdoor learning area and a church. The village is the perfect spot for those in search of space and peace and quiet. It is set amongst beautiful rolling borderland equally for those in search of outdoor pursuits, leisure and a healthy lifestyle.

HIGHLIGHTS

- Perfect family home
- Flexible accommodation
- Well appointed rooms
- Generous garden
- Village and community life

SERVICES

Oil Fired Central Heating, Double Glazing, Mains Water & Electricity.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating E

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. internal floor area is 176m².

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers over £325,000 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.

