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**CROSS KEYS INN, LILLIESLEAF, MELROSE TD6 9JA**  
**PUBLIC HOUSE & RESTAURANT WITH SELF-CONTAINED FLAT**

**EPC G (PUB) F (FLAT)**  
**OFFERS AROUND £250,000**



# CROSS KEYS INN, LILLIESLEAF, MELROSE TD6 9JA

## OFFERS AROUND £250,000



A wonderful opportunity to purchase a well-established and popular public house with restaurant and a newly refurbished self-contained three-bedroom flat situated in a picturesque village location, benefitting from a great deal of passing trade as well as a loyal customer base within the community.

**LOCATION:** Lilliesleaf is an attractive village nestled in the midst of the Scottish Borders countryside, enjoying a wonderful sense of community with a village hall, pub, church and a golf course nearby. Located only a short drive from the beautiful town of Melrose with its specialist independent shops, resting on the banks of the River Tweed and well known for its historic Abbey, the Melrose Sevens and the Borders Book Festival. Further amenities can be found in nearby Selkirk and Galashiels, with Tweedbank providing a rail connection to Edinburgh. The surrounding countryside and rolling hills are popular with golfers, walkers, cyclists and equestrian enthusiasts and the village location will appeal to those with an interest in country pursuits looking for a peaceful quality of life.

The Cross Keys Inn is a well-loved public house with restaurant in a fantastic village location. The business has operated as a popular country inn with a cosy and welcoming bar and restaurant, providing fantastic traditional food and drink with the benefit of a beer garden for customers to take full advantage of the beautiful setting whilst enjoying a drink.

The Cross Keys Inn comprises bar with restaurant area and separate dining/seating area; full commercial kitchen; male & female toilets & beer garden to the front. A full list of fixtures & fittings can be obtained upon request.

The newly refurbished first floor three-bedroom flat is very attractive, comprising lounge with dining area, newly fitted kitchen, bathroom and three bedrooms. The property is well presented throughout and includes the following white goods - oven and hob. There is space for a additional white goods. There is also a separate sizeable garden to the rear, which could lend itself to a further beer garden if so desired with raised decking areas and landscaping potential.

**RATEABLE VALUE:** £8400

**EPC:** Flat F Bar G

**FLAT ROOM SIZES:**

Kitchen: 2.95m x 2.70m

Lounge: 5.40m x 4.90m

Bedroom One: 4.50m x 3.30m

Bedroom Two: 4.30m x 3.20m

Bedroom Three: 2.15m x 2.40m

Bathroom: 2.50m x 1.90m

**LICENCE:** The premises benefits from a Premises License under the Licensing (Scotland) Act 2005.

**SERVICES:** Mains water, drains & electricity. Electric Heating. Double glazing.

**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

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