



1 St Dunstan , Melrose, TD6 9FG

Price £399,950

FINAL PLOT ON SMALL EXECUTIVE DEVELOPMENT

We are delighted to offer to the market this brand new 4 bedroom detached family home with integral garage set in a semi-rural position on the outskirts of the highly sought-after village of Lilliesleaf, just a short drive from Melrose and readily commutable to Edinburgh.

Accommodation

Set over 2 floors with an internal floor area of 177 sq. m. / 1907 sq. ft. (or thereby), this detached property offers free-flowing, spacious accommodation over two floors, with fine views over the surrounding countryside.

The ground floor is perfectly suited for modern living, with a generous kitchen/dining/family room and south facing living room both with direct access to the garden. Off the kitchen, the utility room also benefits from outside access, as well as a door leading into the integrated garage.

Upstairs, the master bedroom boasts an ensuite shower room, while the three further bedrooms are served by a family bathroom.

The garage and driveway provide ample parking.

Accommodation generally comprises:

ENTRANCE HALLWAY, LIVING ROOM, KITCHEN / DINING ROOM, UTILITY ROOM, WC, STUDY, FAMILY BATHROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM and 3 FURTHER BEDROOMS.

The Development

Plot 1 forms part of the wider St Dunstons Development, with 7 new homes by local Borders developer Smith & McMath.

Each home has been individually designed to provide spacious and well-equipped accommodation with modern fixtures and fittings throughout as well as a 10 Year Premier Guarantee Warranty.

Location

Lilliesleaf is an attractive village nestled in the midst of the Scottish Borders countryside, enjoying a wonderful sense of community with an excellent Primary school, 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.

Services

Mains water, electricity and drainage.

Telephone / broadband / TV connection points.

Dual zone space heating is provided via a Vaillant air source heat pump serving panelled radiators. Hot water is provided via an unvented cylinder.

uPVC Double Glazing.

Viewings/Notes of Interest

To register your interest in this stunning home by Smith & McMath, or to book a viewing, please contact us on 01896 808 777 or email enquiries@jamesagent.co.uk.

Disclaimer

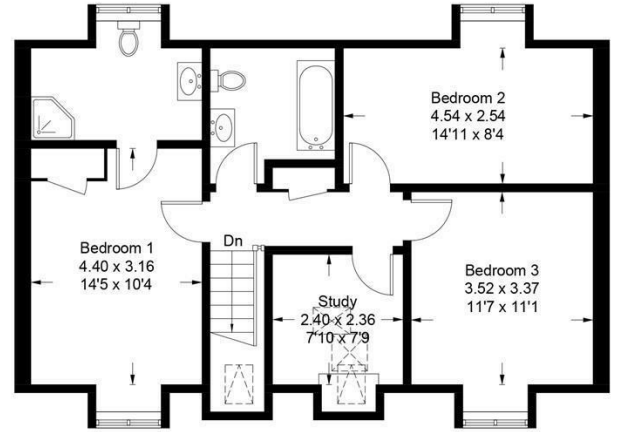
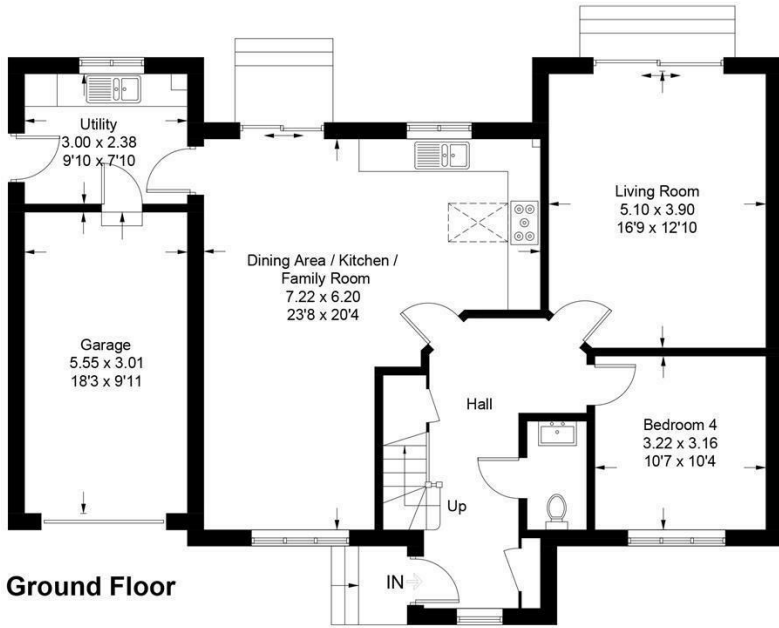
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Floor Plan

Plot 1 St. Dunstons

Approximate Gross Internal Area = 177.2 sq m / 1907 sq ft (including Garage)

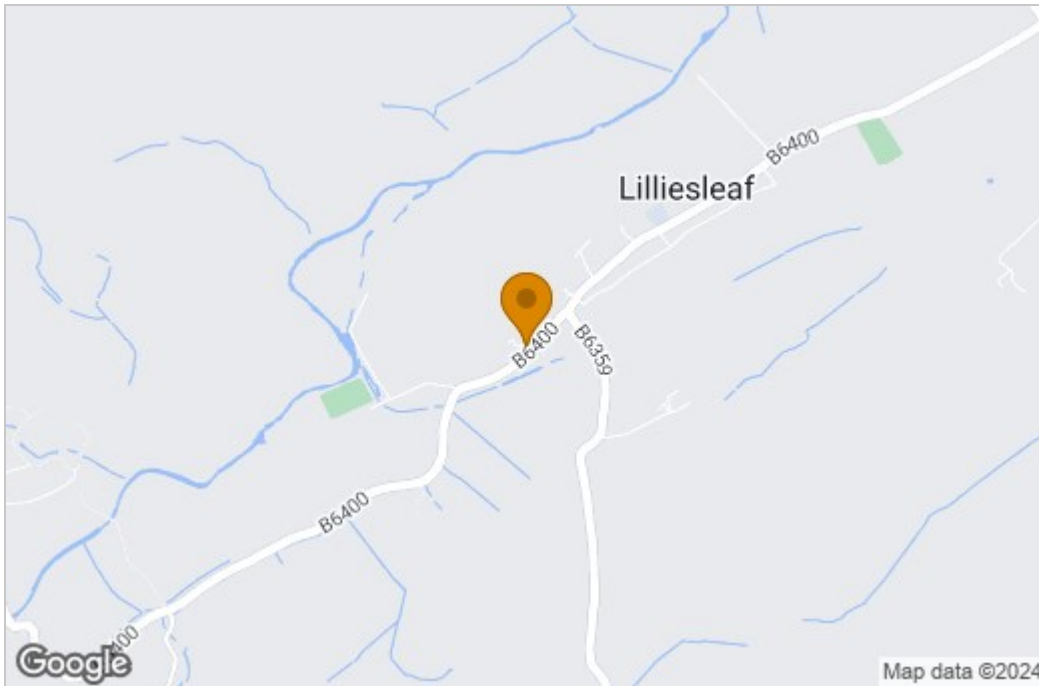


Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID928455)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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