

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 St Dunstan, Lilliesleaf, TD6 9JA

Guide Price £375,000



Occupying a pleasant corner position within this small and select cul de sac of newly built properties, 1 St Dunstan is an attractive detached family home which offers the opportunity to purchase a brand new, easily maintained home which is ready to move into. Built by reputable Borders firm, Smith & McMath, the layout has been thoughtfully planned to provide spacious and flexible living accommodation which is cleverly centred around the large open plan kitchen/living/dining room, which truly does create the focal point to the home. In addition, there is a lounge with patio doors to the rear and a downstairs bedroom which could be adapted for a variety of uses but which also serves to provide the option of living at ground level if required. Upstairs, there are three generous bedrooms (one of which is en-suite), as well as a study providing the perfect option for those looking to work from home, and there is a well appointed bathroom. There are gardens to the front, side and rear whilst a drive and garage ensure there is ample private parking.



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Ground Floor:

Entrance Hall
Kitchen/Dining Area/Family Room
Utility Room
Lounge with patio doors to the rear
Bedroom Four
Downstairs WC

First Floor:

Master Bedroom with En-Suite
Two Further Double Bedrooms
Study
Bathroom

Double Glazing

Dual zone space heating served by Vaillant air source heat pump

Gardens to front, side & rear

Garage & Driveway



Location

The property is located on the outskirts of the popular village of Lilliesleaf, which offers a range of local facilities, including primary schooling. The village is well placed for travel to many of the surrounding towns and villages of the region, along with several of its major employers, and there are numerous activities on hand for those with an interest in country pursuits. The Borders region as a whole is becoming increasingly popular with the commuter preferring a more tranquil way of life, as Edinburgh city centre can be reached in around an hour or so by car and rail, and those who desire a second home for holidays and or as a weekend retreat also seek it out.

Fixtures & Fittings

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

Services

Mains drainage, water, and electricity. Double Glazing. Central heating provided by means of an air source heat pump.

Viewings

By appointment with the Selling Agent.

Entry

By mutual agreement although reasonably early entry can be arranged.



Interested in this property? Call 01896 758311

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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

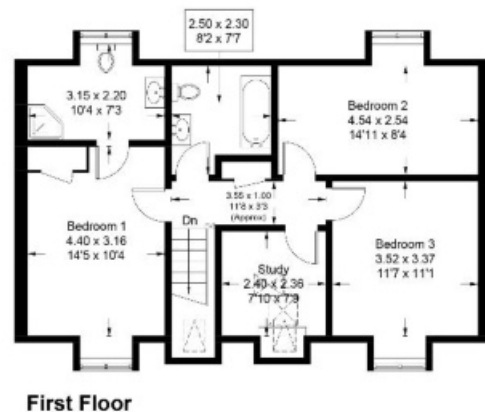
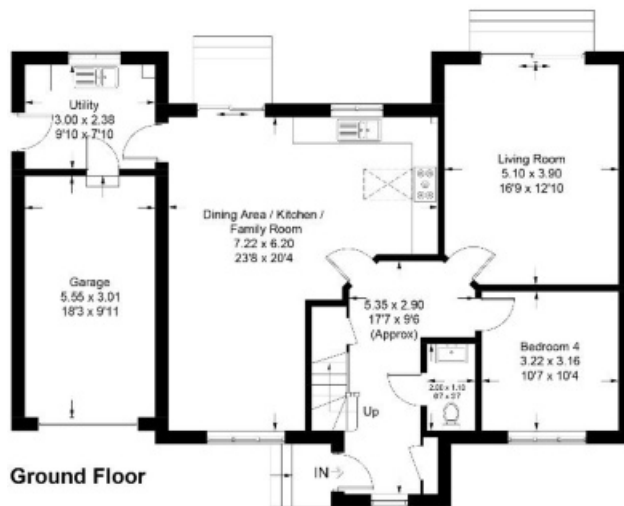


Illustration for identification purposes only, measurements are approximate,
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Full members of:



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