



Woodville is a very appealing detached 3 bed bungalow, which enjoys wonderful open views to both front and rear over the rolling countryside that surrounds the charming village of Lilliesleaf. The accommodation is comfortably proportioned throughout and in good order with plentiful storage space. Oil fired heating and triple glazing to most windows combine to keep the house cosy. The sitting room features large picture windows giving great light and views, whilst the well proportioned dining kitchen takes advantage of the views to the rear and gives access to a handy utility room as well as the delightful sun room, which creates an ideal spot to enjoy the morning sun with a coffee. The gardens are of a size to be easily looked after and there is off road parking for two cars.

The location and views provide a beautiful countryside setting, with Lilliesleaf being a very accessible village which enjoys an active community life and includes a Village Hall as well as a Primary School and Nursery. Several of the region's major towns are just a short drive away, with the railway station at Tweedbank, which offers free parking and brings Edinburgh city centre into a one hour journey, just a short fifteen/twenty minute drive away.

The accommodation comprises:, vestibule, hall, sitting room, dining kitchen, utility room, 3 bedrooms (two doubles, one single), stylish bathroom, with easy access bath. Oil fired central heating. Double glazing to the Sun Room, triple glazing elsewhere.

Externally, the front garden is laid to grass and shrubs. There is a useful off road parking area, large enough to accommodate two cars very comfortably, set to the side and reached by a shared access. The garden to the rear is screened by fencing and laid to grass and gravel for ease of upkeep.

Edinburgh 45 miles. Tweedbank 8.5 miles. Melrose 8.2 miles. Hawick 8.5 miles. Selkirk 6.5 miles.
(All distances are approximate)

Location:

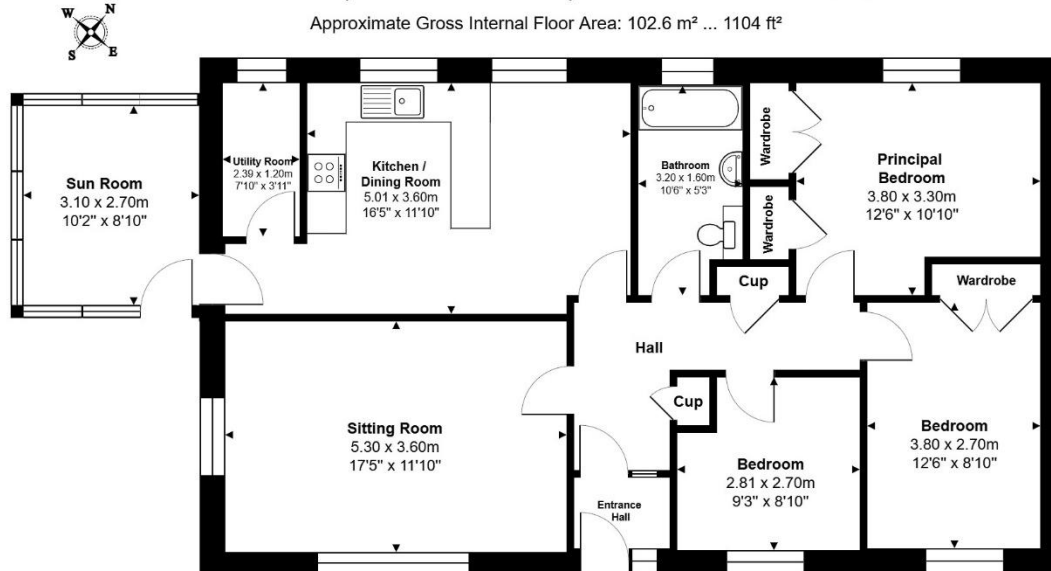
The charming village of Lilliesleaf is surrounded by stunning countryside and very well located for easy access to a number of Borders' towns, villages and major employers; such as the Scottish Borders Council HQ in Newtown St Boswells and the Borders General Hospital just outside Melrose for example. For those seeking a more rural lifestyle, yet need to be within striking distance of major routes and destinations, this is a very good location, as the A68 and A7 are both readily accessible, with Tweedbank or Galashiels providing a rail link to Edinburgh Waverley Station in just one hour. The village enjoys an active sense of community, with major towns such as Selkirk, Hawick and Galashiels all providing a fantastic selection of major supermarkets, shops and leisure facilities, whilst the beautiful Abbey town of Melrose offers small one off specialist shops and a superb choice of coffee shops and eateries. For those with an interest in country pursuits the area has much to offer, with wonderful walks and cycle routes, golf courses, fishing and stables all close to hand.

Edinburgh International Airport offers an excellent choice of destinations and is approximately 52 miles away, as does Newcastle International Airport which is 63 miles away. Berwick-Upon-Tweed has a main line station and a regular train service to London, taking around 4.5 hours.



Woodville, Back Road, Lilliesleaf TD6 9JB

Approximate Gross Internal Floor Area: 102.6 m² ... 1104 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions:

For those with satellite navigation the postcode for the property is: **TD6 9JB**. Travelling into Lilliesleaf from the Melrose direction watch out for the little turning in on the left to Back Road. Take this turning and follow the road up and round to the right. Woodville lies around two thirds of the way along the road, on the right hand side. If approaching from the Hawick end, just as you come round the bend and into the village take the turning on the right into Back Road, then follow the bend round to the left and Woodville sits on the left about one third of the way along.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water and drainage. Oil fired central heating. Double glazing in Sun Room, Triple Glazing elsewhere.

Outgoings:

Scottish Borders Council Tax Band Category: E

EPC Rating:

Current EPC: C70

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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