



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



Lillieslea , Melrose, TD6 9JB

Offers in the region of £280,000



3



2



2



5



# Lillieslea

Melrose, TD6 9JB

- Traditional Detached Home
- 2/3 Bedrooms
- Large Gardens
- Outbuildings
- Excellent Schooling Nearby
- Period Charm
- Wood Burning Stove
- Driveway Parking
- Idyllic Village Setting
- Melrose & Selkirk Nearby

Set at the heart of the picturesque Borders village of Lilliesleaf, Lillieslea is a charming detached home offering spacious and versatile accommodation full of character. Benefitting from a generous private garden, off-street parking and a detached garage/outbuilding, all set within peaceful surroundings yet conveniently located for access to Melrose and the wider Borders.

## ACCOMMODATION

- ENTRANCE HALL - KITCHEN/DINING ROOM - SITTING ROOM - LOUNGE - PRINCIPAL BEDROOM WITH ENSUITE - DRESSING ROOM - BEDROOM 2 - SHOWER ROOM -



Offers in the region of £280,000



### Internally

The property offers bright, free-flowing accommodation over two floors. The ground floor boasts an attractive dual aspect lounge with wood-burning stove, a separate sitting room and charming kitchen. Upstairs, the principal bedroom benefits from a large ensuite and an adjoining room currently serving as a third bedroom, but would also be well-suited as a dressing room or nursery. Also on the first floor is a further double bedroom and a family shower room.

### Kitchen

The kitchen has space for a table and is fitted with a range of wall and base units with wooden worktops and Belfast sink. There is an attractive Rayburn range cooker, integrated fridge/freezer and under counter space for a free-standing washing machine.

### Bathrooms

The ensuite is fitted with a three-piece suite comprising panel bath, wc and wash hand basin.

### Externally

The property benefits from large mature gardens, with a spacious lawn, paved paths, well-stocked beds and mature trees. Directly to the rear of the kitchen is a beautiful courtyard area ideal for relaxation and alfresco dining. At the top of the garden is ample off street parking as well as a detached garage/outbuilding with adjoining summerhouse which enjoys wonderful views.



### Outbuildings

There are two garages to the rear of the property both accessed via timber doors.

There is a timber summerhouse.

There is a stone outhouse located in the rear garden which provides storage and a laundry room for convenience.

### 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.

### Council Tax

Council Tax Band .

### Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

### Services

Mains water, electricity and drainage, oil central heating via Rayburn.

### Viewings

Strictly By Appointment Only via the Selling Agent.

### Home Report

A copy of the Home Report can be downloaded from our website.

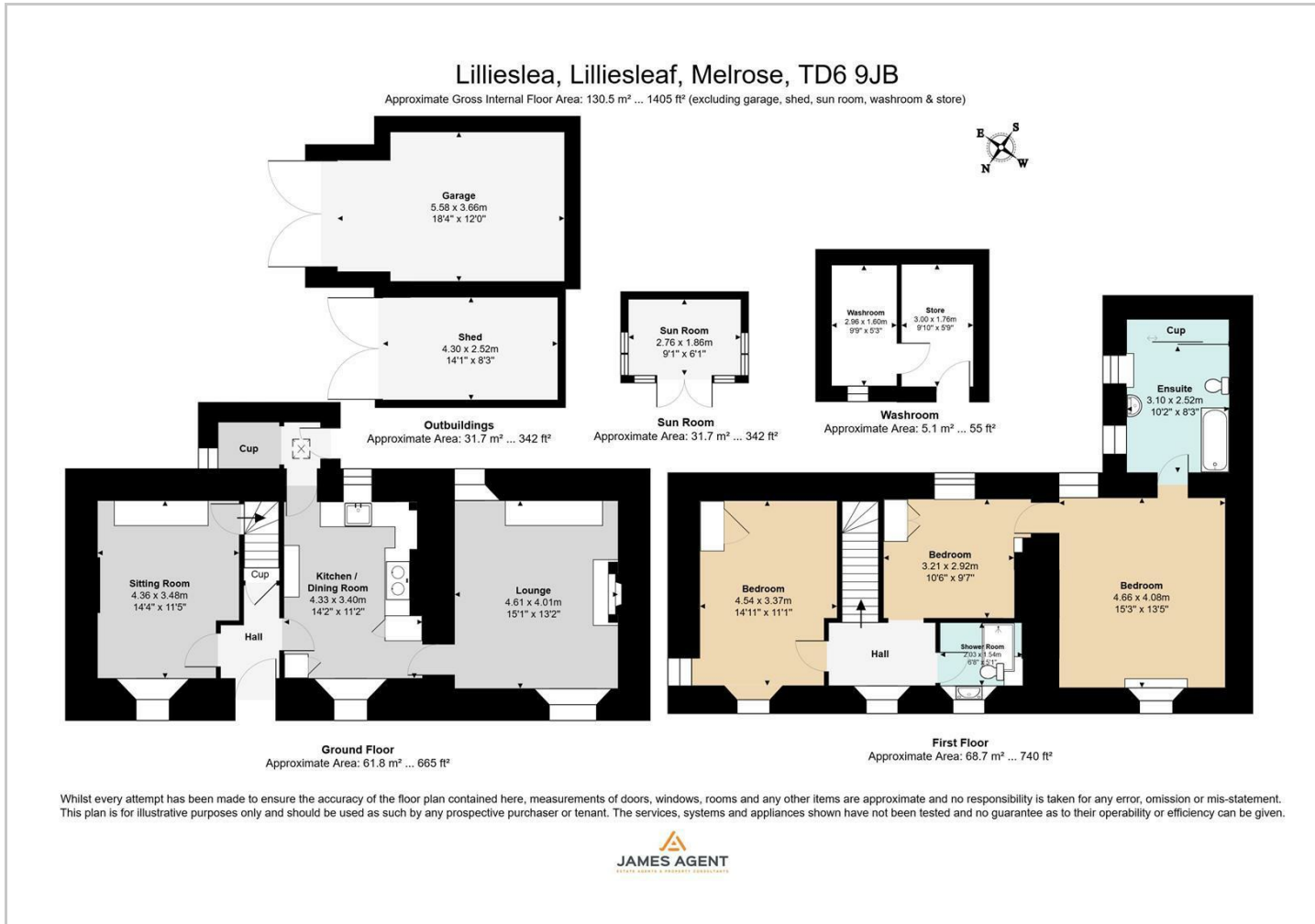
### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





## Floor Plans



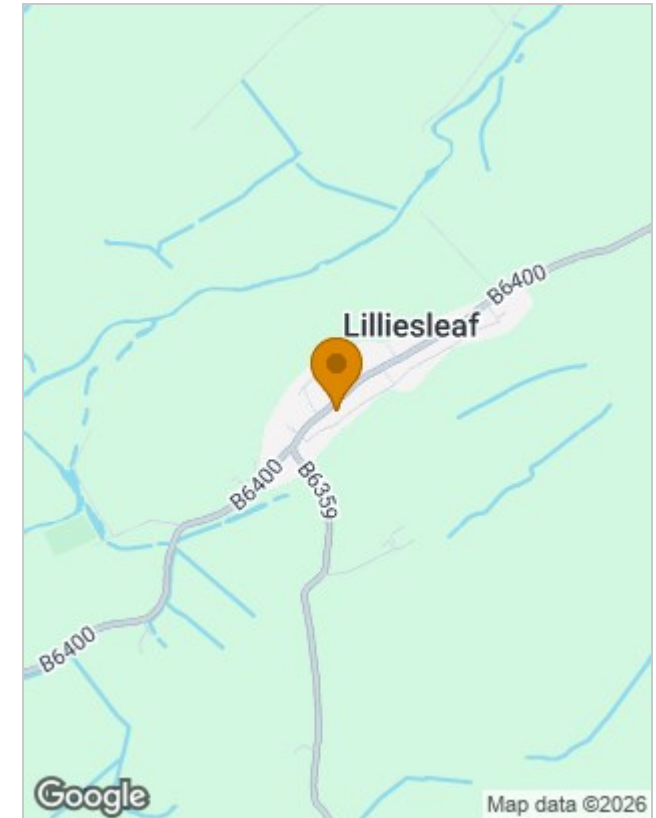
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

