

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Riverview, Lilliesleaf

TD6 9JF

Guide Price £99,950



1 Riverview is an attractive end terraced property which is located in the popular village of Lilliesleaf. It offers well proportioned accommodation which, although in need of modernisation, offers great potential at an affordable price with scope to improve to owners own taste. Outside, there are gardens to the front, side and rear with the latter enjoying a very good degree of privacy.



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FIRST FLOOR:

Lounge (4.76m x 2.93m)

Dining Kitchen (4.80m x 3.44m)

GROUND FLOOR:

Bedroom One (3.84m x 2.89m)

Bedroom Two (3.07m x 3.00m)

Box Room/Bed 3 (2.58m x 1.54m)

Shower Room (2.01m x 1.53m)

Electric Heating
Double Glazing
Gardens

Location:

Lilliesleaf is a highly sought after village offering primary schooling and good local facilities in an active community. 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 seeking a more tranquil way of life, as Edinburgh city centre can be reached in around an hour by car and the Borders railway can be reached in around 25 minutes from Lilliesleaf.

Fixtures and Fittings:

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

Services:

Mains drainage, water and electricity. Double Glazing. Electric heating.

Viewing:

By appointment with the Selling Agents.

EPC Rating:

E

Entry:

By mutual agreement.



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

