



THE OLD BAKERY

MAIN STREET, LILLIESLEAF, MELROSE TD6 9JD

A desirable 2 storey detached cottage situated in the centre of the village and enjoying a lovely open outlook.



Bright well presented accommodation, which is decorated throughout in neutral tones, comprises:-

- FITTED KITCHEN
- LIVINGROOM
- HALL
- SHOWER ROOM
- 2 BEDROOMS (1 WITH EN-SUITE SHOWER ROOM)

OUTSIDE:

At the front of the property is a tarred area with private parking.

GENERAL:

The Old Bakery is a most desirable detached 2 storey cottage renovated within the last 10 years to provide an attractive home with underfloor heating throughout, full double glazing and solar panels which power the hot water system.

SERVICES:

Mains water, drainage and electricity.

FIXTURES & FITTINGS:

All fitted carpets, flooring and light fittings are included.

BURDENS:

Council Tax – Band B

EPC Rating – D62

VIEWING:

Strictly by appointment through the selling agents.

ENTRY:

Negotiable.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Gas and electric installations and appliances in the house have not been checked by the selling agents.



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TAITS
Solicitors & Estate Agents

10 The Square • Kelso • TD5 7HJ
T: 01573 224 311
E: info@taits.co.uk

43 High Street • Jedburgh • TD8 6DQ
T: 01835 344 911
E: info@taits.co.uk