

**Melrose**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## The Old Bakery, Main Street, Lilliesleaf,

TD6 9JD

**Guide Price: £98,500**



\*£12,500 under Home Report value\* The Old Bakery is a unique one and three-quarter storey detached cottage that is located in the popular mixed residential/commercial area of Lilliesleaf, Melrose. The property consists of a hallway, lounge kitchen, shower room, master bedroom with en-suite and a further bedroom and was converted from the bakery over 2010 and 2011.



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## GROUND FLOOR

Kitchen  
Rear Lobby  
Shower Room  
Bedroom

## FIRST FLOOR

Lounge  
Bedroom with En-suite





**Situation:**

The property is set within the highly sought after 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 those who desire a second home for holidays and or as a weekend retreat also seek it out.

**Description:**

The Old Bakery is a unique one and three-quarter storey detached cottage that is located in the popular mixed residential/commercial area of Lilliesleaf, Melrose. The property consists of a hallway, lounge kitchen, shower room, master bedroom with en-suite and a further bedroom and was converted from the bakery over 2010 and 2011. Benefitting from underfloor heating throughout as well as full double glazing and solar panels which power the hot water system, The Old Bakery would make a wonderful family home. Viewings come highly recommended in order to fully appreciate.

**Fixtures and Fittings:**

All floor coverings, curtains, bathroom fittings, kitchen fittings and light fittings are to be included within the sale.

**Services:**

Mains water, drainage and electric. Underfloor heating and solar panels power hot water system.

**EPC:**

D

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

**Viewings:**

Strictly by appointment with the selling agent. To arrange an appointment to view, please contact Cullen Kilshaw Melrose on 01896 822796.

**Home Report Value:**

£125,000.00

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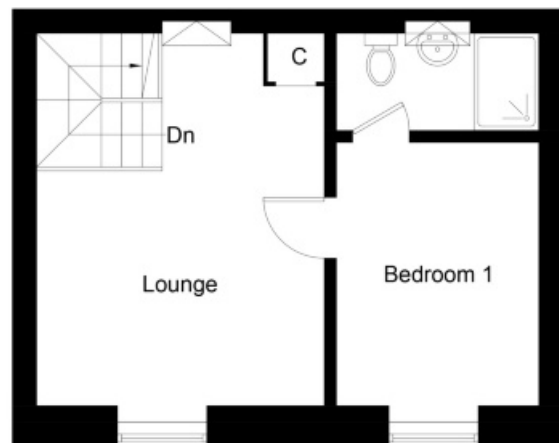


### The Old Bakery, Lilliesleaf

Approximate Gross Internal Area = 59 sq m / 635 sq ft



Ground Floor



First Floor

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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.