

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Oakbank West, Lilliesleaf, Melrose

TD6 9JB

Offer Over: £240,000



Built in approximately 1880, Oakbank West is a generously proportioned semi-detached villa, brought to the market in the sought after village of Lilliesleaf, Melrose. Enjoying a private outlook and with extensive outdoor space to the front, side and rear as well as multiple outbuildings and a five car detached garage, viewings come highly recommended on this fantastic family home.



Oakbank West, Lilliesleaf, Melrose

TD6 9JB

Offer Over: £240,000

Ground Floor

Entrance Vestibule, Hallway with access to the cellar, Living Room, Dining Room, Kitchen and Porch.

First Floor

Landing, Two Bedrooms, Bathroom and a separate WC Compartment.

External

Private, enclosed garden grounds to the front, side and rear with a timber decking area as well as multiple outbuilding inclusive of a detached five car garage with mains electricity.



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:

Built in approximately 1880, Oakbank West is a generously proportioned semi-detached villa, brought to the market in the sought after village of Lilliesleaf, Melrose. Boasting a versatile layout, the property extends to an approximate 92sqm and offers multiple reception rooms as well as two double bedrooms. The property is in need of a degree of upgrading throughout but would be perfect for the family or those looking to really put their own stamp on their future home. Oakbank West offers something for everyone including its superior storage facilities within the cellar, particularly private outlook and the extensive outdoor space, which comprises of both hard and soft landscaping to the front, side and rear as well as an area of timber decking. In addition to this, Oakbank West sports multiple outbuildings inclusive of a five car detached garage, with mains electricity, as well as a further single garage for extensive off-street private parking. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage.

Oil fired central heating system provided by means of a Warmflow combination boiler to panel radiators. This also provides domestic hot water to the property on demand.

Some of the original electric night storage heaters are also provided with the property.

EPC:

E

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

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
WWW.CULLENKILSHAW.COM





Oakbank West Lilliesleaf

Approximate Gross Internal Floor Area: 94.8 m² ... 1021 ft² (excluding garage, outhouse)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.

PROPHOTO

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Melrose Call 01896 822796

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

Full members of:



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.