

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Elwyn, Main Street, Lilliesleaf

TD6 9JD

Offers Over £200,000



Located in the charming village of Lilliesleaf, Elwyn is a spacious and beautifully presented semi-detached two-storey cottage that has been thoughtfully upgraded by the current owners. This delightful home offers three well-proportioned bedrooms, one with an en-suite shower room, a bright lounge with multi-fuel stove, dining room, modern kitchen and a convenient downstairs WC. To the rear, a private garden provides an ideal space for relaxation or entertaining. Nestled on the village's main street, the property enjoys the peaceful, rural setting Lilliesleaf is known for, while still offering excellent transport links to nearby towns such as Selkirk, Hawick, and Melrose, and easy access to the A7 and A68 for Edinburgh, Carlisle and Newcastle. Early viewing recommended.



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Hall
Lounge
Dining Room
Kitchen
Downstairs WC
Upper Hall
Master Bedroom with En-Suite
Two Further Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing

Garden to Rear



Location

Lilliesleaf is a highly sought after village offering primary schooling and good local facilities in an active community including a popular pub. 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 & Fittings

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

Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

EPC

D

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



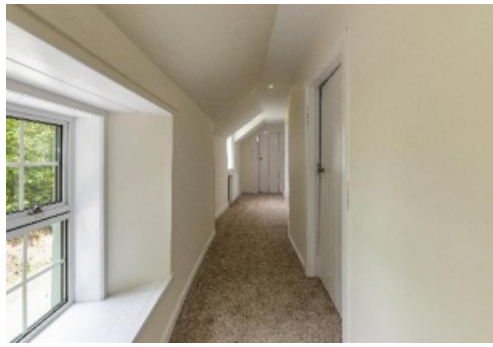
Interested in this property? Call 01896 822796

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

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Elwyn, Main Street, Lillieseaf

Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205111)

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.