

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## Rosemary Cottage, Main Street, Lilliesleaf

TD6 9JB

**Guide Price £300,000**



With lovely open views over the countryside to the rear, Rosemary Cottage enjoys a lovely peaceful setting in the sought after village of Lilliesleaf. The property opens out to provide a surprisingly spacious layout, featuring two generous public rooms in addition to a pleasant conservatory which enjoys outlooks over the gardens. The kitchen is well equipped and large enough for casual dining. Upstairs, there are three bedrooms with the master boasting an en-suite facility and there is jack and jill style bathroom off the second bedroom and landing. Freshly decorated and presented in very good order, it presents the ideal opportunity for those seeking an easily managed home which is ready to move into. The gardens are a particular asset, set mostly to the side and rear and including a large detached studio which could be used for a variety of purposes. An area of decking accessed from the kitchen provides the ideal spot for some outdoor seating whilst there is a drive in providing the convenience of off road parking.



# Rosemary Cottage, Main Street, Lilliesleaf

TD6 9JB

**Guide Price £300,000**

Ground Floor:  
Entrance Hall  
Downstairs WC  
Lounge  
Dining Room  
Kitchen  
Study  
Conservatory

First Floor:  
Master Bedroom with En-Suite  
Two Further Bedrooms  
Jack & Jill Bathroom

Oil Fired Central Heating  
Double Glazing

Enclosed gardens  
Detached Studio  
Driveway



### Location

The property is located 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 Edinburg city centre can be reached in round hour or so by car as well as being positioned only twenty minutes from the nearest railway station at Tweedbank.

### Fixtures & Fittings

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

### Services

Mains drainage, water, and electricity. Double Glazing. Oil Fired Central Heating.

### EPC Rating

D

### Council Tax Band

F

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement



## Interested in this property? Call 01896 822796

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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



### Rosemary Cottage, Main Street, Lilliesleaf, TD6 9JB

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft

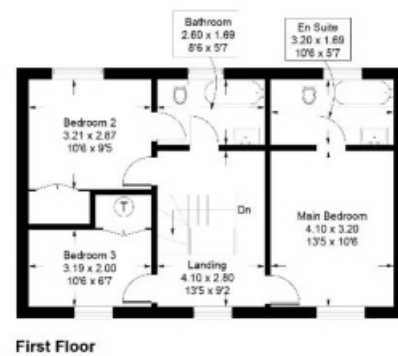
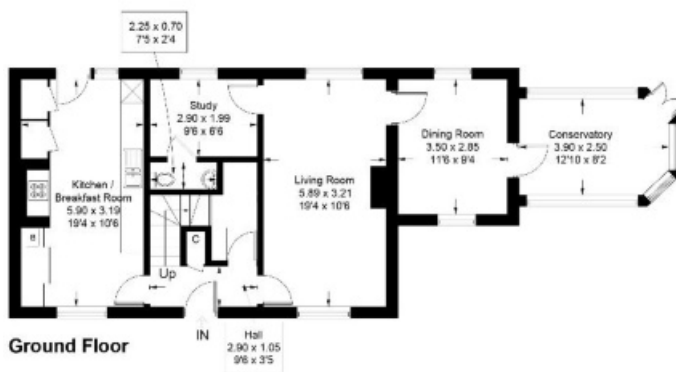


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtads.co © (ID1209679)

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.