

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Old Co-op House, Main Street, Lilliesleaf

TD6 9JD

Guide Price £220,000



The Old Co-op House is a delightful terraced townhouse nestled in the heart of the highly desirable village of Lilliesleaf, combining character with generous and versatile accommodation over three floors. Inside, the home offers a welcoming vestibule and hall, dining kitchen with adjoining utility room, comfortable lounge, four bedrooms and bathroom. To the rear lies a large, beautifully kept garden with private parking, providing an ideal space for relaxation and outdoor living. Lilliesleaf is a vibrant and welcoming village, set amidst the stunning rolling countryside of the Scottish Borders, perfect for outdoor enthusiasts, yet within easy reach of local schools and amenities. This is a rare opportunity to secure a charming family home in a truly idyllic setting with lovely views - early viewing is strongly recommended.



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GROUND FLOOR:

Vestibule
Hall
Dining Kitchen
Utility Room

FIRST FLOOR:

Lounge
Two Double Bedrooms
Bathroom/Walk-In Shower Room

SECOND FLOOR:

Double Bedroom
Single Bedroom

Oil Fired Central Heating
Double Glazing

Garden & Drive 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

E

Council Tax Band

D

Viewing

Strictly 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
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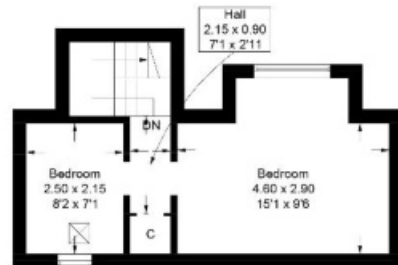
Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1240750)

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.