

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Easter Cottage, Main Street

Lilliesleaf, TD6 9JD

Guide Price £350,000



A charming end terraced cottage offering far more space than first impressions suggest, this is a home that opens out beautifully to provide a generous and flexible layout across two well planned floors. Currently arranged to include three inviting public rooms and three comfortable bedrooms, it adapts easily to a range of lifestyles - whether you need family living space, work from home options, or room to entertain. The breakfasting kitchen sits to the rear, a bright and practical hub of the home with direct access to the garden. The outdoor space is a real highlight. The particularly generous rear garden stretches much further than expected, creating an ideal environment for children to play, pets to roam, or keen gardeners to enjoy. A drive in area and garage provide excellent private parking and storage, adding to the home's everyday convenience. Altogether, this is a wonderfully versatile property - warm, welcoming, and perfectly suited to anyone seeking an adaptable family home with standout outdoor space.



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Ground Floor:
Entrance Hall
Living Room
Sitting Room
Breakfasting Kitchen with pantry
Double Bedroom with En-Suite
Bathroom
Separate WC/Utility

First Floor:
Sitting Room
Two Bedrooms

Generous enclosed gardens
Driveway
Garage



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 Edinburgh city centre can be reached within around an 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. Oil fired central heating. Secondary glazing.

EPC Rating

E

Council Tax Band

E

Viewings

By appointment with the Selling Agent



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 195.0 sq m / 2099 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280121)

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.