

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Lilybank West, Main Street

Lilliesleaf, TD6 9HX

Guide Price £199,000



Set in the heart of the picturesque village of Lilliesleaf, this traditional detached property presents an exciting opportunity for those with a keen eye for restoration. Very much a project, it offers the chance to revive original features, reimagine the layout, and truly bring the home back to life. The accommodation is generous throughout, having been extended in the past, and provides a flexible footprint ideal for redesigning to suit modern living. One of the standout features is the exceptionally large plot, with extensive ground stretching to the rear - perfect for landscaping, creating outdoor living spaces, or exploring further development potential. There is also scope to form off street parking, adding to the practicality of the setting. A rare find in such a sought-after village location, this is a property with huge potential for those ready to take on a rewarding project and create something special.



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Ground Floor:
Entrance Hall
Sitting Room
Dining Room
Kitchen
Two Bedrooms
Bathroom

First Floor:
Two Bedrooms
Bathroom

Generous plot of ground to the rear



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 floor coverings where laid, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC Rating

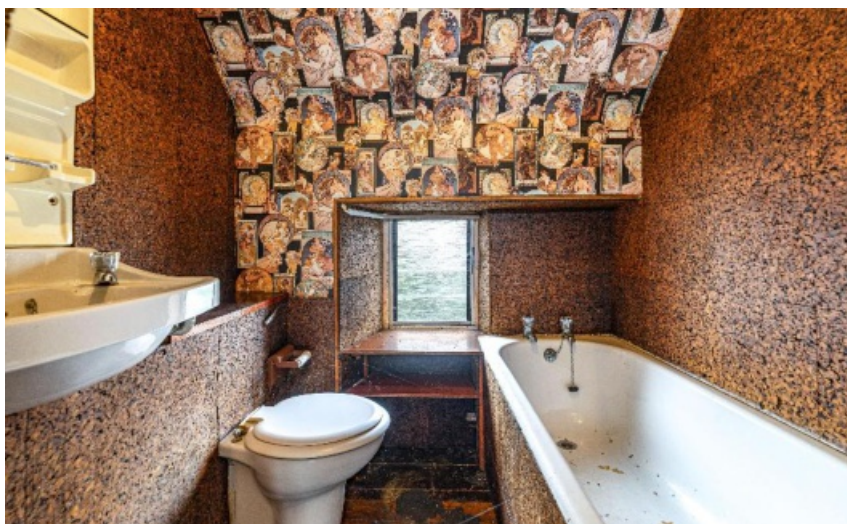
F

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
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 123.0 sq m / 1324 sq ft

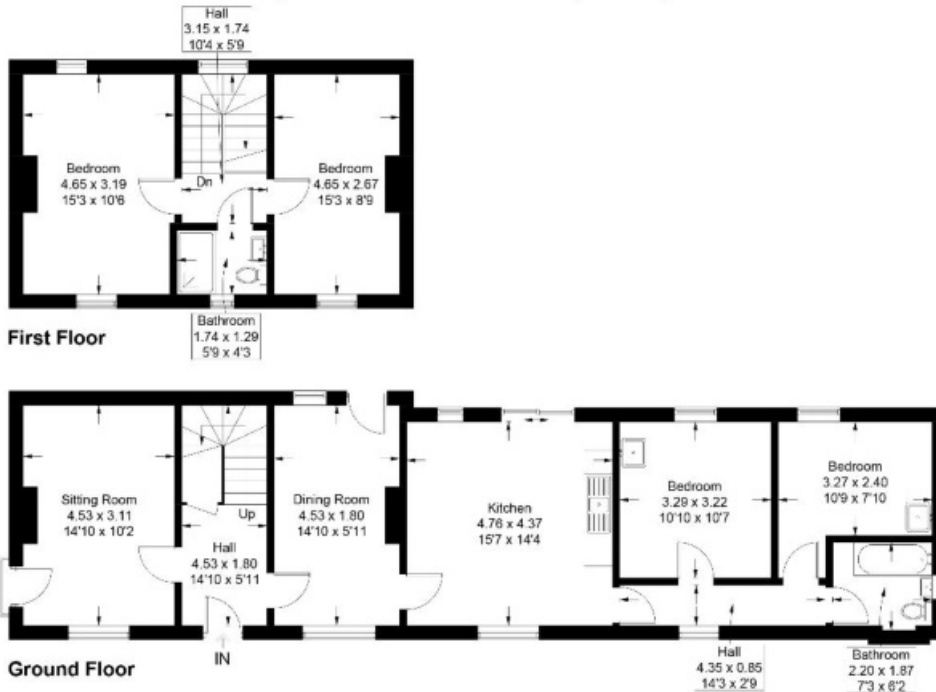


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313866)

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.