

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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**The Cottage,
Lilliesleaf, TD6 9JB**



Tucked within the charming village of Lilliesleaf, The Cottage is a wonderfully characterful semi-detached home that blends period charm with comfortable modern living. Set across several levels, the layout feels both quirky and welcoming, offering plenty of space for family life.

The ground floor opens into a cosy sitting room with a wood-burning stove and lovely stone features, leading through to a bespoke kitchen/diner complete with granite worktops and a Rangemaster cooker - a great spot for relaxed meals and everyday gathering.

Upstairs, you'll find three generous double bedrooms, a smaller study or nursery, and the family bathroom. The top floor is home to the principal bedroom, enjoying a bright southfacing outlook over the garden, along with a second bathroom and handy storage.

The enclosed rear garden is a real highlight - south-facing, secure and full of potential, with lawn, planting, a decked dining area and space for play or entertaining. Parking sits to the side, with an additional driveway and garage at the rear, ideal for anyone with a caravan or campervan.

Lilliesleaf offers a peaceful village setting surrounded by beautiful countryside, yet remains within easy reach of Melrose and wider Borders amenities. The Cottage is a delightful home with warmth, character and room to grow - perfect for those seeking village living with a touch of charm.

The Cottage, Lilliesleaf, Melrose, Scottish Borders, TD6 9JB

Approximate Gross Internal Floor Area: 127.6 m² ... 1374 ft² (excluding areas of restricted height)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Situation

The property is set 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 in around an hour or so by car, and those who desire a second home for holidays and or as a weekend retreat also seek it out.

Home Report Value | EPC

£325,000 | EPC: E

Services

Mains electricity (rewired and modernised in 2024), water and drainage. Heating is provided via an air source heat pump, with the water cylinder

replaced in November 2025.

Fixtures and Fittings

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

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Jedburgh
Call 01835 863202

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

Also At:

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Jedburgh,	Tel 01835 863 202
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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.