

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Greenhouse Cottage

Lilliesleaf, Melrose, TD6 9EP

Guide Price £355,000



*** BACK ON MARKET*** Beautifully presented throughout, Greenhouse Cottage is a highly attractive, three-bedroom detached cottage on the outskirts of Lilliesleaf. Built approximately 130 years ago and extending to a generous 137sqm, the dwelling offers long term accommodation to the whole family. Enjoying a peaceful setting and a picture perfect, unspoilt outlook over the surrounding countryside, Greenhouse Cottage is a fantastic addition to the sales market. Sprawling over two floors, Greenhouse Cottage enjoys an adaptable floorplan throughout. The ground elevation is home to a sun porch / studio, inner hallway, sitting room, dining room, dining kitchen, utility room, shower room and conservatory. Moving to the upper elevation, the property comprises of a family shower room and three double bedrooms – all boasting built-in storage. Externally, the charming home enjoys private, surrounding gardens that engulf the property as well as a sizeable detached garage with rear workshop/storage area. In addition, Greenhouse Cottage boasts a further 0.25 acre paddock that lies adjacent to the property – currently laid out as a vegetable and fruit garden. Overall, those looking for a tranquil, ready-made home in a semi-rural setting need not look further than Greenhouse Cottage. Viewings are considered essential to fully appreciate.



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Ground Floor
Sun Porch
Studio
Inner Hallway
Sitting Room
Dining Room
Dining Kitchen
Utility Room
Shower Room
Conservatory

First Floor
Three Bedrooms
Family Shower Room
Built In Storage

Generous Gardens
Double Garage large enough for workshop/studio
Boasts further 0.25 acre paddock adjacent to the property



Situation:

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

Description:

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Fixtures and Fittings:

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

Services:

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

EPC:

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Viewings:

Strictly by appointment with the Selling Agent. To arrange a viewing, please contact Cullen Kilshaw Melrose on 01896 822796.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective buyer 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.

Home Report Value:

£365,00.00



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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Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



Greenhouse Cottage, Lilliesleaf

Approximate Gross Internal Area (Excluding Eaves) = 179.6 sq m / 1933 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID931553)

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.