



## FERNBANK, LILLIESLEAF, MELROSE, TD6 9HX



- VESTIBULE
- HALL
- LOUNGE/DINING ROOM
- KITCHEN
- 3 DOUBLE BEDROOMS
- BATHROOM
- TOILET
- OIL FIRED CENTRAL HEATING
- ENCLOSED GARDEN
- GARAGE
- OFF-STREET PARKING

**PIKE &  
CHAPMAN**

36 Bank Street • Galashiels • TD1 1ER  
t: 01896 752379 • f: 01896 754439  
e: gala@pikeandchapman.co.uk

[www.bordersproperty.co.uk](http://www.bordersproperty.co.uk)

# FERNBANK, LILLIESLEAF, MELROSE, TD6 9HX



## DESCRIPTION

A three bedroom fully detached bungalow with garage and off street parking. The property needs modernisation and some restoration work, but has potential to offer spacious family accommodation in an idyllic rural village setting. The house is next to the village hall and close to the local primary school. The historic town of Melrose, the major Border towns of Galashiels and Hawick, and the Borders Railway at Tweedbank with services to Edinburgh are all a short drive away.

## ACCOMMODATION

### ENTRANCE & HALL

The front door is approached across the front garden and opens into a vestibule. A second door opens into an 'L' shaped hall off which sit the lounge/dining room, kitchen, three double bedrooms, bathroom, toilet, and three large built in storage cupboards.

### LOUNGE/DINING ROOM

This room is very generously proportioned, extending the whole width of the house, with more than ample capacity to accommodate lounge and dining room furniture. Four windows overlooking the gardens at the front, back, and side of the house allow in generous amounts of daylight, with the window overlooking the back garden allowing open views to the countryside beyond the village. A second door in the room leads to the kitchen.

### KITCHEN

The kitchen is a bright, spacious functional workspace overlooking the back garden through a large double pane window. It

needs modernising, but has ample capacity to accommodate modern kitchen units, worktops, and white goods. A second door in the kitchen leads directly into the back garden.

### BEDROOMS

Three double bedrooms lie off the hall. Two overlook the front garden and one the back garden. Two benefit from large built in two door wardrobes, and the third from a large single door walk-in wardrobe/storage cupboard. Each of the rooms has capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BATHROOM

The bathroom is well proportioned and accommodates a full length bath, walk-in shower cabinet, wash basin and toilet. It also accommodates a central heating radiator adjacent to the door.

### TOILET

This is located adjacent to the front door with a suite of wash basin and toilet bowl.

### OUTSIDE

The property has a garage attached to the side of the house with a short drive leading to the road, and a door giving access to the back garden. An off-road parking space is located at the entrance to the drive.

The gardens at the front and back of the property are fully enclosed and consist of grass, shrubs, and trees.

## SERVICES

Mains water, drainage and sewage, electricity, oil fired central heating. Council Tax Band 'E.'

## EXTRAS

All fixtures and fittings are included in the sale.

## ENTRY

By arrangement with sellers.

## HOME REPORT

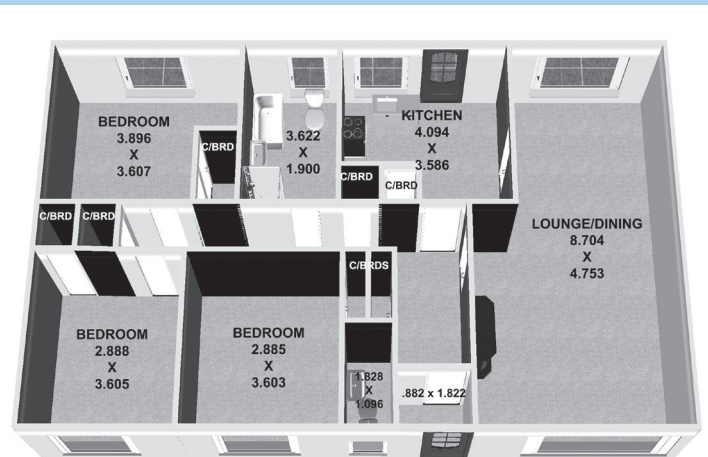
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

## NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



# PIKE & CHAPMAN

## Solicitors

36 Bank Street • Galashiels • TD1 1ER

t: 01896 752379 • f: 01896 754439

e: [gala@pikeandchapman.co.uk](mailto:gala@pikeandchapman.co.uk)

w: [www.bordersproperty.co.uk](http://www.bordersproperty.co.uk)

