

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Glebeview

Main Street, Lilliesleaf, Melrose,
TD6 9HX

Guide Price £185,000



Glebeview is a most attractive mid-terraced dwellinghouse located in the popular village of Lilliesleaf, just a short walk from the Primary School and enjoying a peaceful setting. Originally forming part of the village Post Office and later converted, the property has many pleasing features throughout and provides spacious family accommodation with three bedrooms, one of which has a modern en-suite shower room. Externally, there is a good sized area of garden ground laid out in hard and soft landscaping which enjoys the sun for much of the day, together with a summer house and storage sheds. Early viewing recommended.



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Accommodation:

Ground Floor:

Entrance Hallway

Living Room/Kitchen/Dining Room

First Floor:

Landing

Bedroom with en-suite shower room

Two further bedrooms

Bathroom

Outside

Enclosed garden with decking, summer house
and storage sheds



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 in around an hour or so by car as well as being positioned only twenty minutes from the nearest railway station in Tweedbank, making it increasingly desirable as a second home or as a weekend retreat.

Services

Mains water, drainage and electricity. Electric heating. Solid fuel central heating served by pellet boiler.

Fixtures and Fittings

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

EPC

D

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

D



**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

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Monday to Friday: 9.00am to 5.00pm
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Glebe View

Approximate Gross Internal Area
102.7 sq m / 1105 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Foulsham.co © 2024 (D1148055)

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.