



# *Plots for Sale at St Dunstan's*

MELROSE, LILLIESLEAF, BORDERS, TD6 9JA

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# Location

Lilliesleaf is a charismatic village roughly eight miles south of Melrose which is enclosed by the picturesque countryside yet conveniently located for easy access to other Border towns. Selkirk, St Boswells, Galashiels and Jedburgh are all nearby and have excellent schools along with shopping, recreational and sports facilities.

Melrose, in particular, has a great selection of quaint shops and great eateries, as well as a magnificent 12th Century abbey. The town is also home to the highly regarded St Marys, private school. St Boswells benefits from many local facilities including a variety of food stores, Post Office, village hall and the Buccleuch Arms bar and restaurant which serves award winning food all year round. There is also a primary school in the village. Galashiels is under ten miles away and offers a good choice of high street shops, banks and building societies. Galashiels further offers primary, secondary and higher education.

*“...Lilliesleaf is a charismatic village...”*



*“...a peaceful lifestyle far removed from fast-paced city stress ...”*



*W*idely regarded as one of the most desirable Border villages, Lilliesleaf benefits from a primary school, church, village hall, two pubs, a garage and an eleven hole golf course. It also boasts picturesque views of the rolling hills, perfect for walking, cycling, horse riding and fishing.

Lilliesleaf offers commuters a peaceful lifestyle far removed from fast-paced city stress, while only being a short drive from the A68 that goes via Earlston and Lauder and with Edinburgh around a forty minute drive.

*Location*

# The Plot

A fantastic partially complete development opportunity situated in a sought after Borders village, within a short drive from many local attractions, amenities, and major road arteries included the A68, the A7 and the recently opened Borders railway at Tweedbank. Available as separate building plots or as one lot with completed ground works and drainage already in place.





All planning consent exists for the following style of properties.

Elm Cottage designs are charming three bedroom cottages with two public rooms, kitchen and utility room, with three bedrooms on the first floor. The master includes an en-suite shower room and the family bathroom completes the accommodation inside, with an attached single garage (Plots two and three as semi-detached, plot five as detached and plots seven and eight as semi-detached).

Ash Cottage designs are charming four bedroom detached cottages with two public rooms, kitchen/diner, utility room, one guest bedroom on the ground floor with three further bedrooms and a study on the first floor. The master includes an en-suite shower room and the family bathroom completes the accommodation inside, with an attached single garage (Plots one and six are both detached).

Laburnum Cottage design is a fantastic four bedroom detached cottage with spacious entrance hall, large family lounge, dining room, kitchen, family room, utility room, four bedrooms on the first floor with the master including an en-suite shower room, and the family bathroom completes the accommodation inside, with an attached double garage (Plot four is detached).

Early viewing is highly recommended

## Plot 4 - Laburnum Cottage

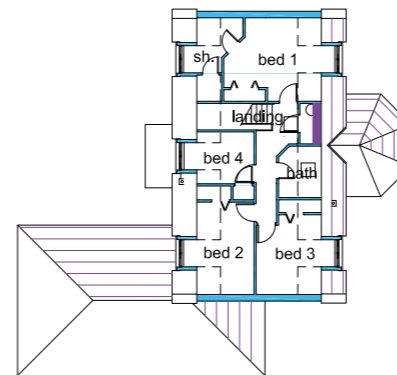
4 Bed, 7 Apt



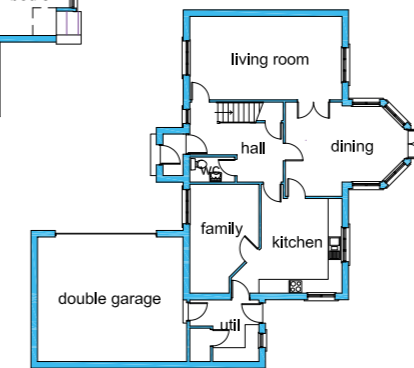
Principal Elevation  
Scale 1:100



Side Elevation Scale 1:200    Rear Elevation Scale 1:200    Side Elevation Scale 1:200



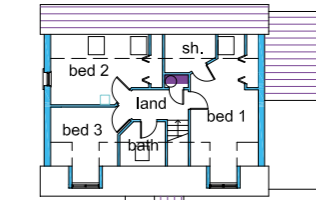
First Floor Plan  
Scale 1:100



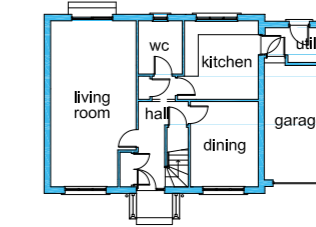
Ground Floor Plan  
Scale 1:100

## Plot 5 - Elm Cottage

3 Bed, 5 Apt



First Floor Plan  
Scale 1:100



Ground Floor Plan  
Scale 1:100



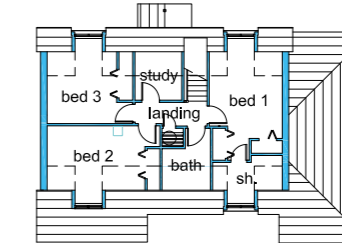
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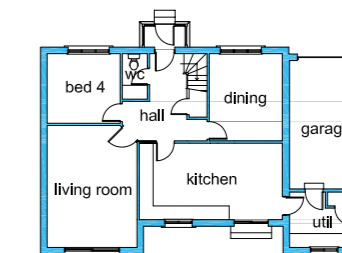
Side Elevation Scale 1:200    Rear Elevation Scale 1:200    Side Elevation Scale 1:200

## Plot 1 & 6 - Ash Cottage

4 Bed, 7 Apt



First Floor Plan  
Scale 1:100



Ground Floor Plan  
Scale 1:100



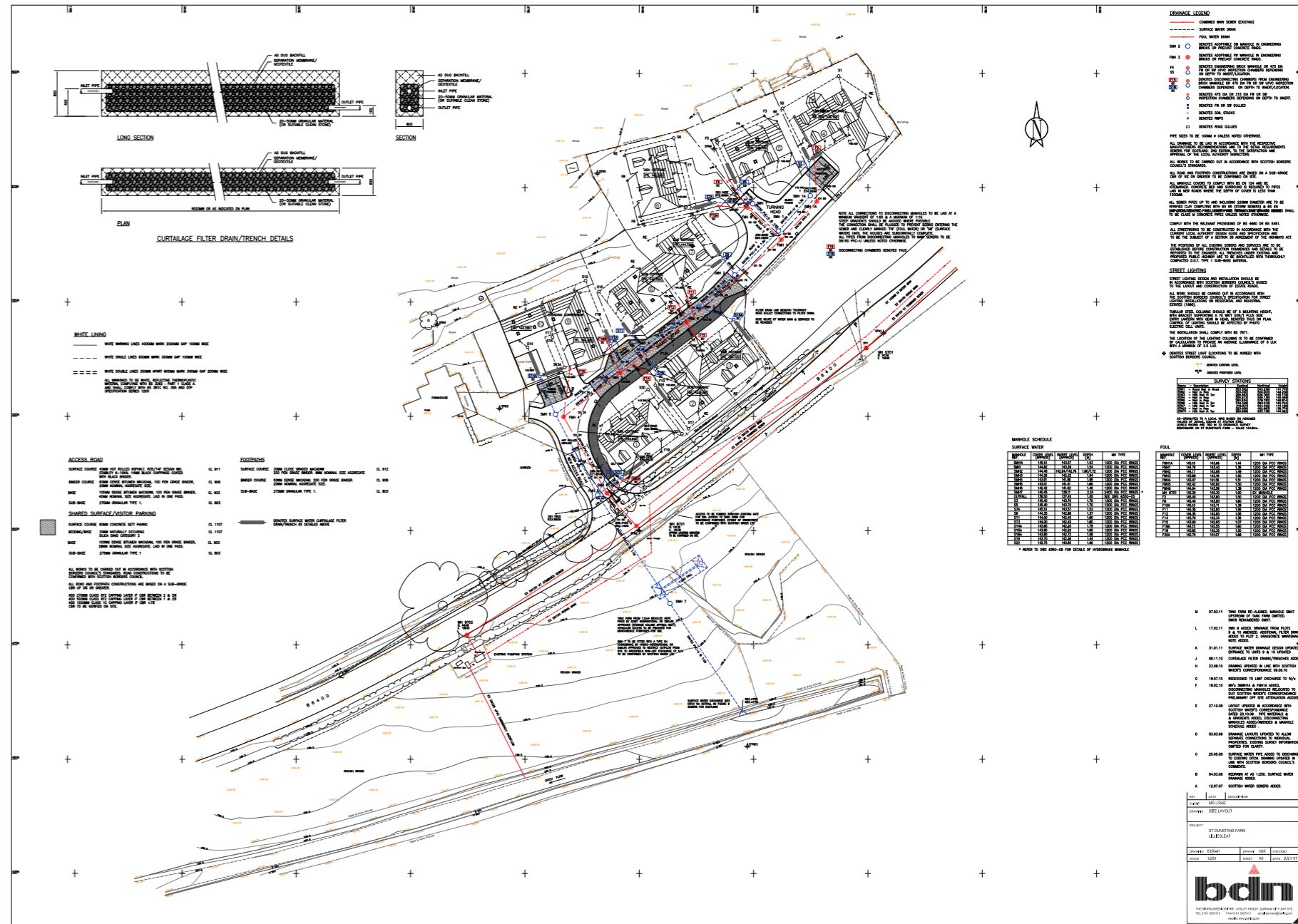
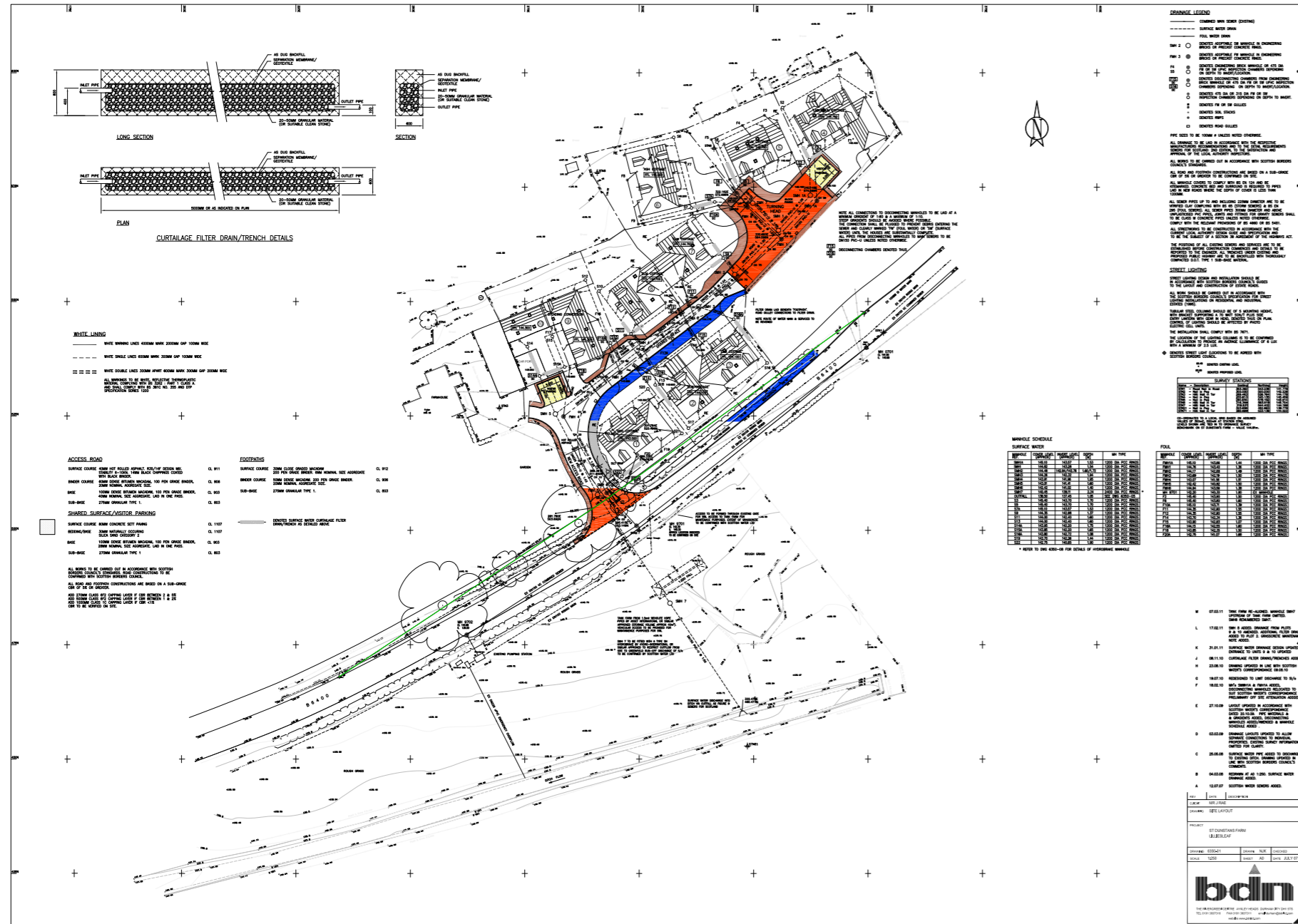
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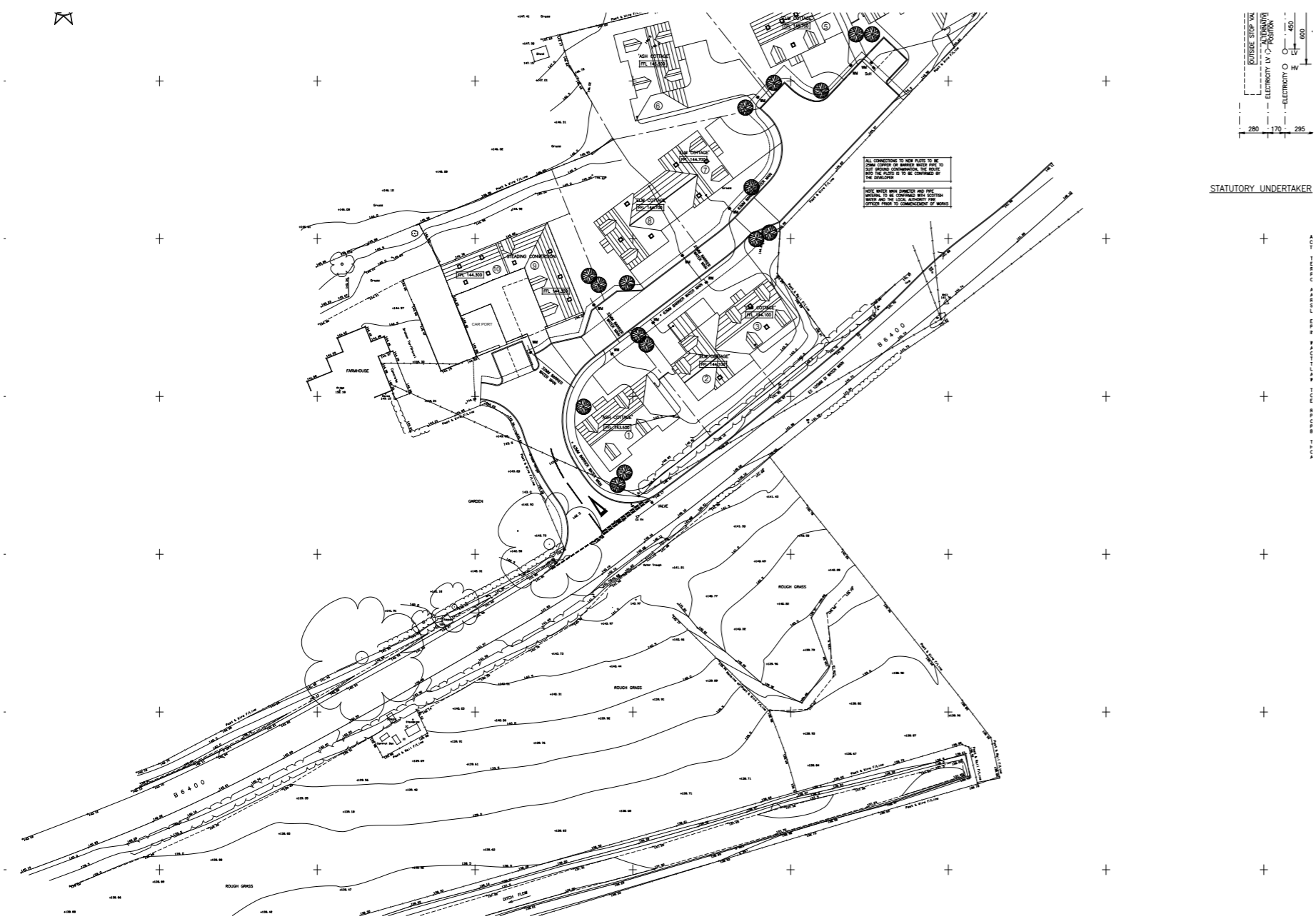


Side Elevation Scale 1:200    Rear Elevation Scale 1:200    Side Elevation Scale 1:200

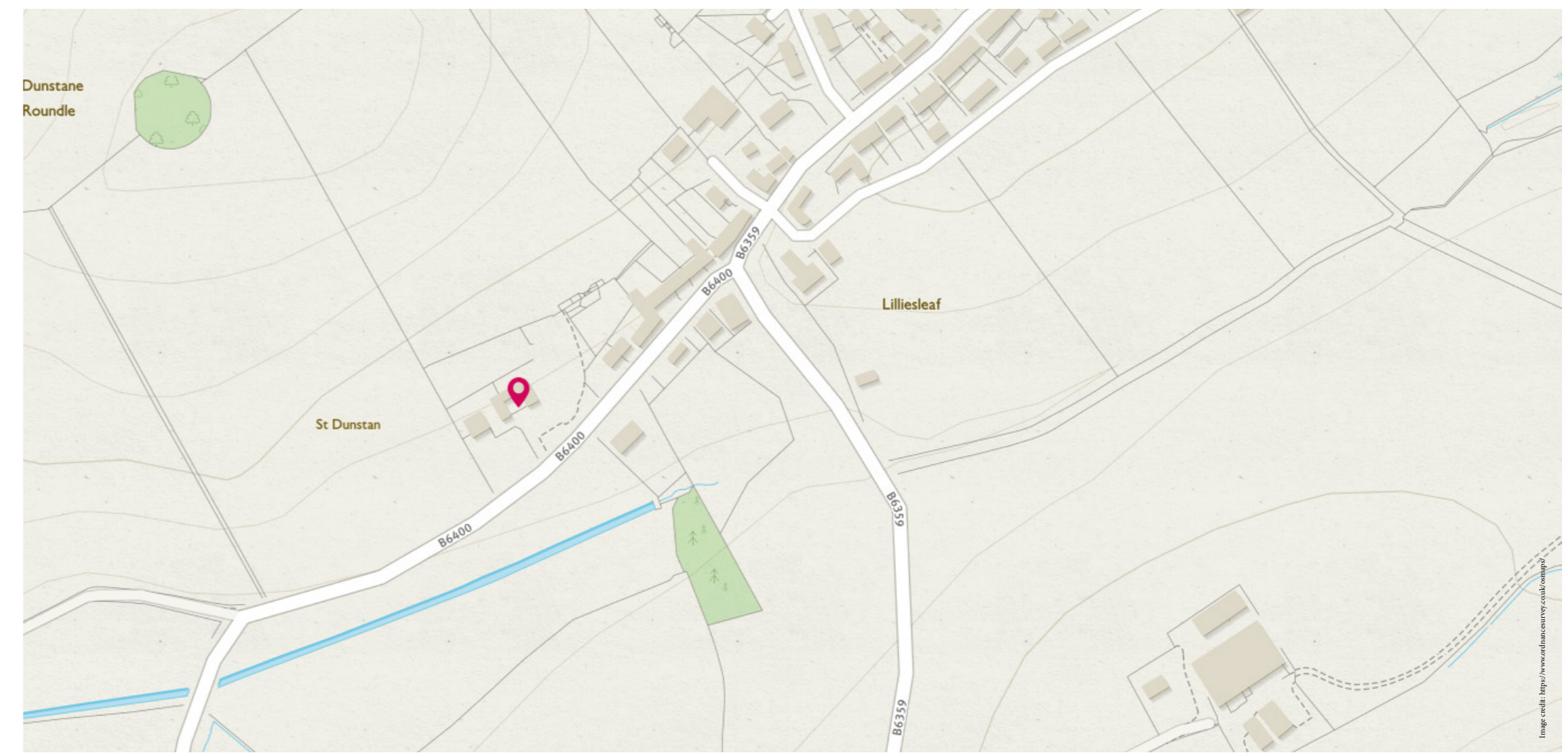
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<p><b>Sidney Palmer</b> architectural design &amp; survey</p>	<p>client: <b>Mr J. Rae</b></p>
	<p>job: Proposed Housing Development St. Dunstons Farm, Lilliesleaf</p>
	<p>title: Proposed Detached House Types: Floor Plans &amp; Elevations</p>
	<p>date: Aug 2006</p>
<p>scale: 1:100/200</p>	<p>revision: 29/05/02</p>
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# Plot Location







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