




McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

Dorri Cottage

LILLIESLEAF, MELROSE, TD6 9JA



LILLIESLEAF

MELROSE, TD6 9JA

*“... ENCLOSED BY
THE PICTURESQUE
COUNTRYSIDE ...”*

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.

Widely regarded as one of the most desirable Border villages, Lilliesleaf benefits from a primary school, church, coffee shop, 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 Earliston and Lauder and with Edinburgh around a forty-minute drive.



DORRI COTTAGE

LILLIESLEAF, MELROSE, TD6 9JA

An excellent opportunity has arisen to acquire this two-bedroom terraced cottage, making for an ideal family home located within the vicinity of the peaceful Scottish Borders town of Lilliesleaf. Viewing of this property is highly recommended.

Inside, the property includes:

- Entrance vestibule with an access hatch to the attic and a small staircase leading to the lounge
- Spacious living area with a multi-fuel stove and two shelved double cupboards for storage
- Fully-fitted, partially-tiled kitchen with a breakfast bar for dining and a range of integrated appliances including; a ceramic hob, oven, extractor hood, microwave, washing machine and tumble-dryer
- Master bedroom with two built-in single wardrobes and a second bedroom offering generous storage space
- Partially-tiled, four-piece bathroom suite including a bath and double-shower cubicle
- Attic space, double-glazed window units and under-floor heating in the kitchen and bathroom

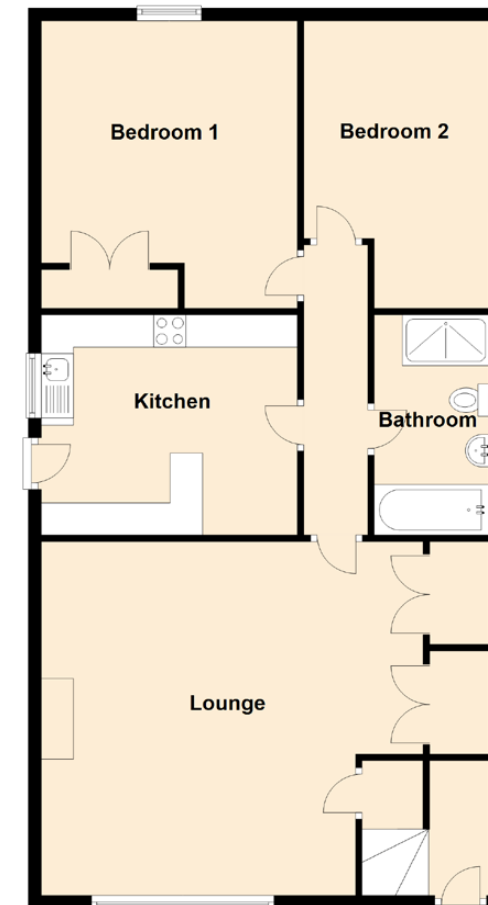
Planning permission was also granted for the extension of a bedroom and en-suite into the loft, although this has now lapsed. In addition to this, the property includes a large garden area and more than adequate on-street parking. All fixtures, fittings, floors coverings, integrated appliances and garden storage are included in the sale. This is a rare opportunity to acquire a well-maintained property in an excellent location.





SPECIFICATIONS & DETAILS

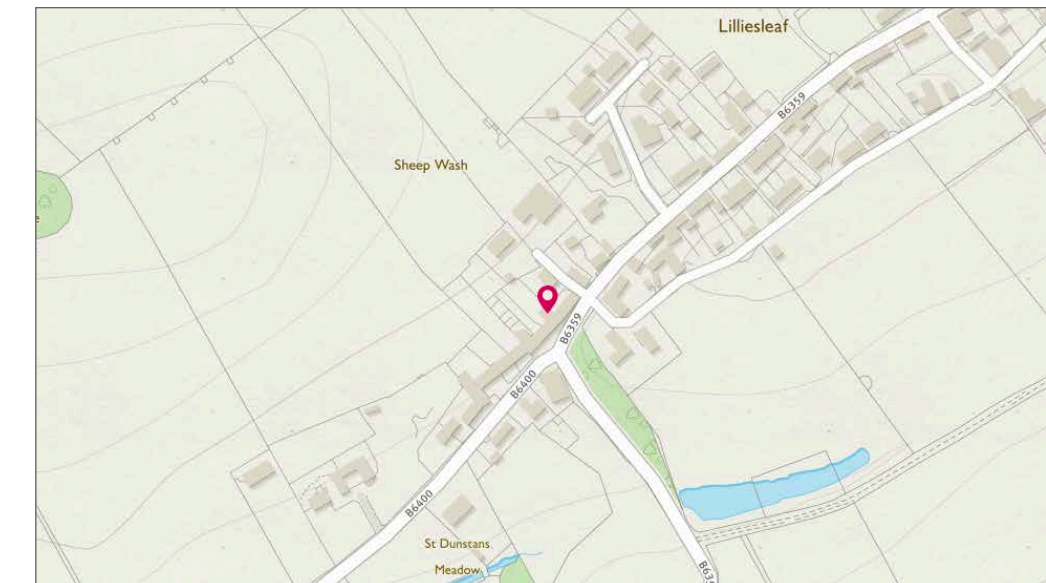
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.92m (19'5") x 5.50m (18'1")
Kitchen	3.98m (13'1") x 3.60m (11'10")
Bedroom 1	4.47m (14'8") x 3.97m (13')
Bedroom 2	4.62m (15'2") x 2.88m (9'5")
Bathroom	3.42m (11'3") x 1.78m (5'10")

Gross internal floor area (m²): 96m² | EPC Rating: F






McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
LEWIS HUNTER
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer