



Highly desirable three bedroom detached cottage

Situated in a tranquil and accessible rural village

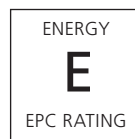
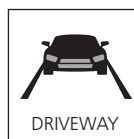


Midlem Mill Cottage

Lilliesleaf, Melrose, Borders, TD6 9EL



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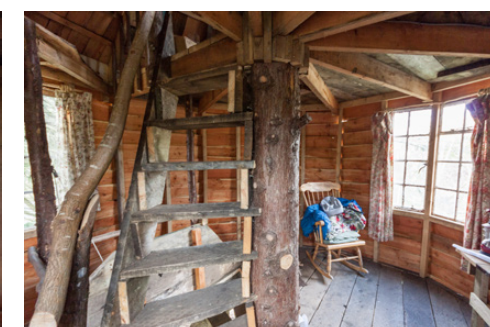


Lilliesleaf is a charismatic village roughly eight miles South of Melrose which is enclosed by the picturesque countryside. yet conveniently located for easy access to other Border towns. Selkirk, St Boswells, Galashiels and Jedburgh are all nearby and have excellent shopping, recreational and sports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

Widely regarded as one of the most desirable Border villages, Lilliesleaf benefits from a primary school, church, village hall, two pubs, a garage, and an 11-hole golf course. It also boasts from 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 40 minute drive.



"...widely regarded as one of the most desirable Border villages..."

An excellent opportunity has arisen to acquire this highly desirable, three bedroom, detached cottage located within the village of Lilliesleaf just outside Melrose.

Internally this accommodation is in excellent decorative order. The living room is flooded with natural light thanks to being open plan to the large conservatory which in turn provides plenty of space for furniture configurations and has a feature fireplace.

The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and benefits from integrated appliances including hob and oven which is sure to appeal to any aspiring chef. The generous sized master bedroom allows plenty of space for free-standing units, as does the second and third bedroom. All of which are flooded with light thanks to the well proportioned windows looking over the surrounding areas. In addition there is a good sized, three piece family bathroom with shower over bath.

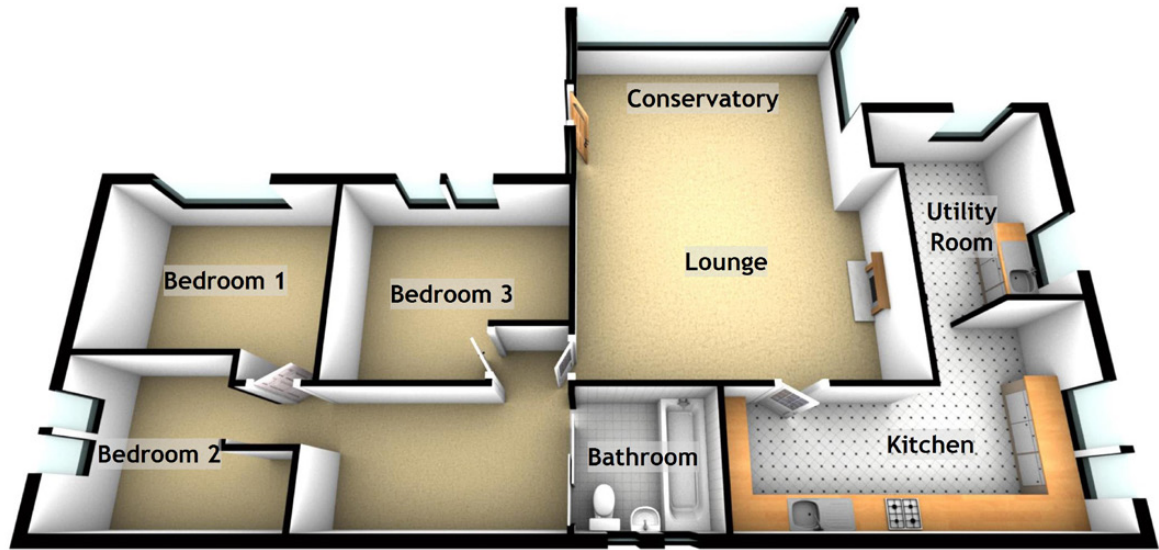
This property also benefits from: oil central heating; full double glazing; more than adequate parking to accommodate for residents and visitors; attic space offering extensive storage or development potential; large detached garage/workshop; a large treehouse; mature and extensive private gardens to the front, side and rear of 0.81 acres, with stunning views over the surrounding countryside. The property also benefits from sitting on the Ale Water and has fishing rights.



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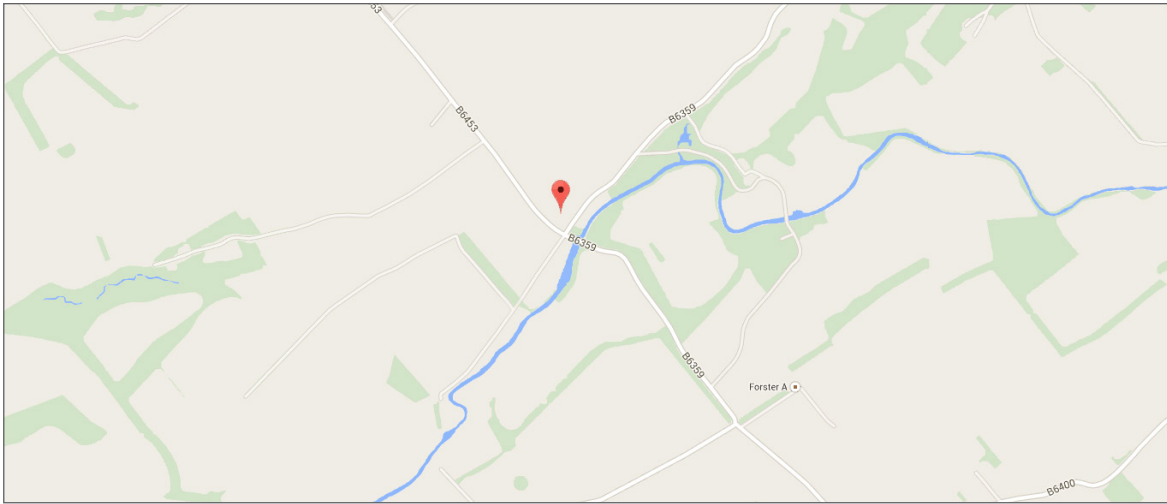
Approximate Dimensions
(Taken from the widest point)

Lounge	6.51m (21'4") X 5.31m (17'5")
Kitchen	5.60m (18'4") X 3.13m (10'3")
Utility Room	3.21m (10'6") X 2.41m (7'11")
Bedroom 1	3.65m (12') X 2.73m (8'11")
Bedroom 2	3.02m (9'11") X 2.52m (8'3")
Bedroom 3	3.38m (11'1") X 3.20m (10'6")
Bathroom	2.09m (6'10") X 1.80m (5'11")

Gross internal floor area (m²) - TBC

Extras
(Included in the sale)

All fitted carpets and floor coverings, integrated appliances, and blinds. Other items may also be available through separate negotiation.





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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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Photographer



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