



Delightful terraced cottage with fantastic views

Generous rear garden with potential to build a further dwelling house

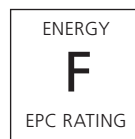
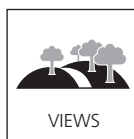


Viola Cottage

Lilliesleaf, Melrose, Scottish Borders, TD6 9JD



Scan Here!





MELROSE

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. Here you will find a coffee shop and an art gallery. 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 10 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.



VIOLA COTTAGE

Delightful terraced cottage with fantastic views to open farmland and woodland, with generous rear garden that has the potential for a further dwelling to be built, accessible from the back lane. As you enter the charmingly presented porch, the property's depth of character is immediately inviting and offers ample living space on the ground floor with good sized bedrooms on the first floor. The property briefly comprises; entrance

porch, family lounge with multi-fuel burning stove, kitchen diner, family snug or dining room to the rear facing the garden, storage cupboard off the hallway and utility room that houses the boiler and provides access to the back garden.

Upstairs there is a family bathroom, master bedroom with wonderful views and en-suite shower room, with two further double bedrooms.



Family lounge with wood burning stove & kitchen diner

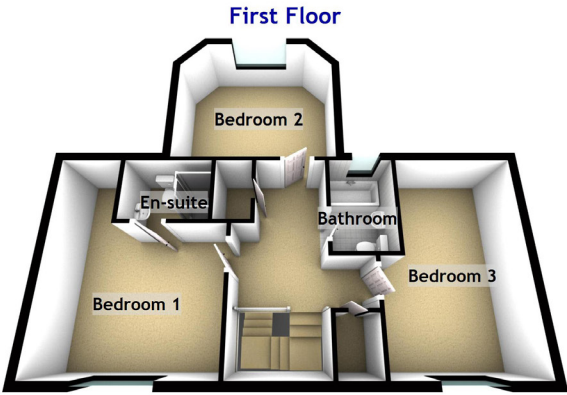
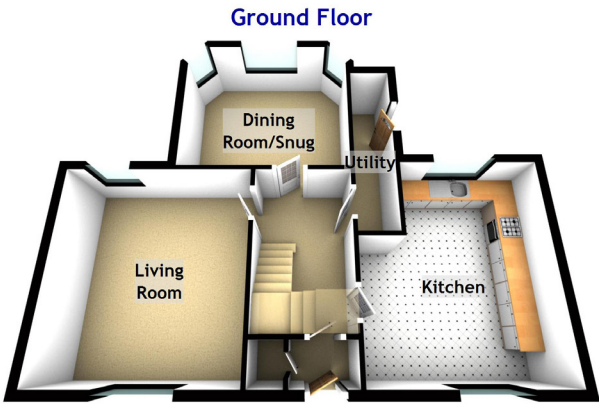




The Bedrooms



The family bathroom located on the first floor

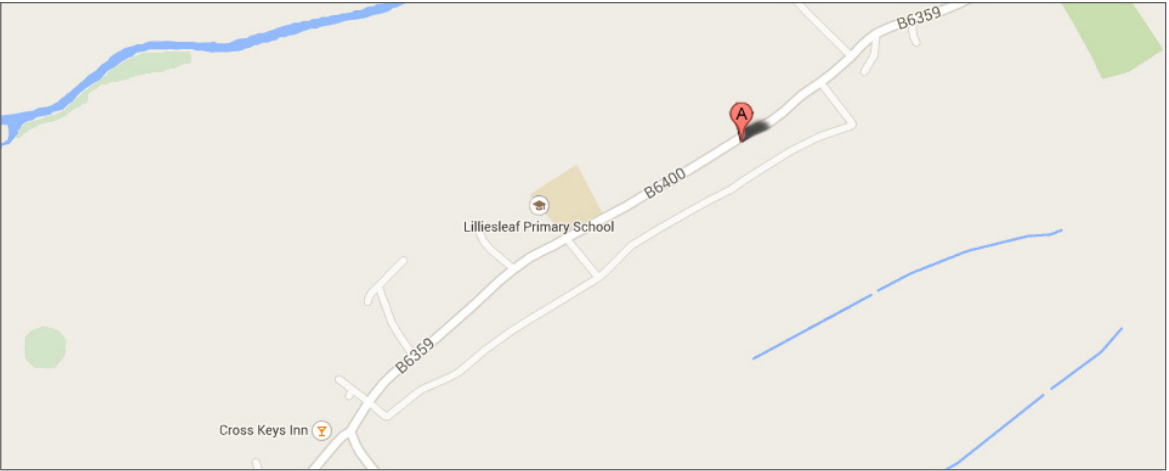


Approximate Dimensions
(Taken from the widest point)

Extras
(Included in the sale)

Living Room	4.51m (14'10") x 4.10m (13'5")
Kitchen	4.68m (15'4") x 4.04m (13'3")
Utility	4.48m (14'8") x 0.88m (2'11")
Dining Room/Snug	3.91m (12'10") x 3.33m (10'11")
Bedroom 1	4.75m (15'7") x 3.92m (12'10")
En-suite	2.03m (6'8") x 1.45m (4'9")
Bedroom 2	3.90m (12'10") x 3.32m (10'11")
Bedroom 3	4.82m (15'10") x 3.12m (10'3")
Bathroom	2.18m (7'2") x 1.45m (4'9")

All fitted carpets, curtains and fixtures, other items by negotiation.





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