



BANNERMANBURKE

PROPERTIES LIMITED



St Dunstons Meadow, Lilliesleaf, TD6 9JA

Offers In The Region Of £425,000



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■ ENTRANCE VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ MASTER SUITE WITH DRESSING ROOM AND ENSUITE SHOWER ROOM ■ 3 FURTHER BEDROOMS ■ FAMILY BATHROOM ■ UTILITY ROOM ■ INTEGRATED GARAGE ■ APPROX. ONE ACRE OF LAND INCLUDING MARSH LAND FOR WILDLIFE PRESERVATION ■ STUNNING COUNTRYSIDE VIEWS

Viewing is must of this beautiful detached four bedroom bungalow, built approximately 18 years ago, to an exacting standard. Presented for sale in immaculate order, this family home is perfectly positioned to enjoy stunning countryside views and offers a quiet and peaceful location. A large driveway to the front provides off street parking for several vehicles and an integrated garage offers additional parking along with an electric charging point. Solar panels are a great advantage along with two workshops with power and light. The large garden to the rear is very well tended with a lovely area of decking and an abundance of fruit trees, all while enjoying these wide uninterrupted views. Included also is approximately an acre of marsh land for wildlife preservation.

The Village

Lilliesleaf is a charming village located in the central Scottish Borders just south of Melrose and south east of Selkirk, benefiting from a Primary School, Village Hall, Public house and Church. The village is well located for all Borders towns, and also for the Borders General Hospital and the Scottish Borders Council Headquarters. The surrounding countryside offers many leisure pursuits such as golf, walking, horse riding etc.

Travel

Selkirk 6 miles, Melrose 8 Miles, Hawick 8 Miles, Galashiels 11 Miles,

The A7 close by, provides a through-route North to Edinburgh and south to Carlisle and the M6. Rail links are available at Tweedbank 9 miles away, with direct access to Edinburgh Waverley Station. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Set within a peaceful and picturesque village, this immaculately presented bungalow offers an exceptional blend of style, comfort, and countryside charm. A covered front porch welcomes you to the home, opening into a bright entrance vestibule decorated in soft neutral tones, complete with carpet flooring, coving, and a glazed timber door leading through to the spacious hallway. Here, a large built in cupboard provides excellent storage, while twin radiators, smoke alarms, ceiling lights, and a wall mounted thermostat ensure everyday comfort.

The heart of the home is a beautiful, bright dining kitchen, enjoying natural light from two double glazed windows and French doors that open to the

garden. The kitchen is equipped with an attractive range of floor and wall units topped with timber effect work surfaces, a circular sink with mixer tap, double electric oven, ceramic hob, and chimney style extractor hood. With space for both a dishwasher and under counter fridge, it is as practical as it is stylish. Two steps lead down to the generous dining area, perfectly designed for family gatherings, featuring recessed spotlights, a TV aerial point, and further double doors to the side of the property. A true showpiece of the bungalow, the sunken sitting room is beautifully appointed and positioned to capture stunning countryside views through its double glazed windows and patio door to the decking. Solid timber flooring, twin radiators, and an elegant light fitting provide a warm ambience, while the log burning stove set on a granite hearth with timber mantle forms a striking focal point.

The home offers excellent accommodation, beginning with a charming single bedroom to the front, complete with storage, radiator, and neutral décor. A spacious double bedroom to the rear features built in cupboards, while another beautifully finished double room benefits from garden views and ample fitted storage.

The stylish family bathroom comprises a modern three piece suite, including a generous double walk in shower, vanity set basin, WC, chrome heated towel rail, spotlights, and timber effect flooring.

The impressive master bedroom enjoys wonderful views to the rear and boasts four sets of fitted wardrobes, carpeting to floor, coving, and recessed lighting. A dedicated dressing area with opaque window offers space for a dressing table and leads into the contemporary ensuite shower room, complete with vanity basin, WC, double walk in shower, heated towel rail, and tiled flooring. A practical utility room adds further convenience, offering worktop space, sink and drainer, plumbing for laundry appliances and access through to the garage which is a good size with electric roller doors. The garage has access to loft space with pull down Ramsay ladder which offers excellent storage. The oil boiler is located in here along with emersion as back up, solar panel control, electric meter and switch gear. An electric charging point with new inverter (warranty for 10 years) is a great advantage also. A door to the side of the property gives access to the garden and ceiling striplights and double glazed window also feature.

This immaculate village bungalow combines generous living accommodation, stunning outlooks, and thoughtful design throughout. An ideal home for those seeking rural tranquillity without compromising on modern comfort and style.

Room Sizes

- Dining Kitchen 4.20 x 6.26
- Sitting Room 6.00 x 5.25
- Single Bedroom 2.90 x 2.60
- Double Bedroom 2.85 x 3.50
- Double Bedroom 3.50 x 2.90
- Master Bedroom 4.10 x 3.90
- Dressing Room Area 1.50 x 2.10
- Ensuite Shower Room 1.50 x 2.55
- Family Bathroom 2.50 x 2.90
- Utility Room 1.70 x 2.90
- Garage 4.90 x 5.45

Externally

The property boasts a beautifully maintained, expansive rear garden filled with a variety of mature fruit trees. A generously sized decked area provides the perfect spot for outdoor dining and relaxation, enjoying the stunning open views. Additional features include two well equipped workshops with power and lighting, an integrated garage, and a generous driveway providing parking for several vehicles. Beyond the garden lies approximately an acre of marshland dedicated to wildlife preservation, enhancing the natural appeal of the setting.

Directions

Heading into Lilliesleaf from Hawick take the first turning on the left and the property is on your left hand side.
What3words///chromatic.bloom.improvise

Sales & Other Information

Fixtures & Fittings

All floor coverings, carpets, light fittings, integrated appliances and ride on mower included in the sale.

Services

Oil central heating, mains electricity, mains drainage, solar panels that feed back to the grid and electric charging point.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		76
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC



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