



The Green , Lilliesleaf, TD6 9JB

Guide price £325,000





The Green

Lilliesleaf, TD6 9JB

- Detached Cottage
- 4 Bedrooms
- Wood Burning Stove
- Melrose and Selkirk Nearby
- Semi Rural Location
- Self Contained Annexe
- Private Enclosed Gardens
- Idyllic Village Setting
- Great Local Schooling
- Outbuildings and Driveway Parking

The Green is an impressive village home offering exceptionally flexible accommodation, perfectly suited to modern family living. Generous reception rooms provide plenty of space for both entertaining and everyday life, while the spacious kitchen forms the heart of the home. A self-contained annexe with its own kitchen, bedroom and shower room offers excellent versatility for extended family, guests or holiday letting. With four bedrooms, excellent storage and a large attic providing further potential, The Green is a home that can easily adapt to changing lifestyles.

ACCOMMODATION

- ENTRANCE HALLWAY - DINING ROOM - SITTING ROOM - DINING KITCHEN - SHOWER ROOM - THREE BEDROOMS - BATHROOM - ANNEXE WITH 1 BEDROOM -



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Internally

A welcoming central hallway provides access to the principal living accommodation, including a spacious sitting room, formal dining room and generous kitchen, complemented by a shower room and excellent storage. An inner hall leads to a versatile self-contained annexe comprising an open-plan kitchen/family room, double bedroom and shower room, ideal for guests or multi-generational living. Upstairs, the main house offers three well-proportioned double bedrooms and a family bathroom.

Kitchen

The spacious dining kitchen is a bright and welcoming space, fitted with an extensive range of navy shaker-style cabinetry complemented by solid wood worktops. A traditional Belfast sink sits beneath the large windows, which flood the room with natural light, while a range-style cooker with extractor hood provides an ideal focal point for keen cooks. Integrated appliances include a electric oven, with further space for freestanding white goods. The generous layout comfortably accommodates a family dining table, creating the perfect setting for everyday living and informal entertaining.

Bathroom

The ground floor is serviced by a shower room which is fitted with a three piece suite including WC, pedestal wash hand basin and shower enclosure with mixer tap and tiled splashbacks.

On the first floor there is a family bathroom which is fitted with a three piece suite including WC, pedestal wash hand basin and bath with tiled splashbacks.



Annexe

The self-contained annexe can be accessed internally from the main house or independently via its own external entrance, offering excellent flexibility for multi-generational living or guest accommodation. The spacious open-plan kitchen/family room is fitted with a comprehensive range of wall and base units complemented by laminated worktops. The kitchen incorporates twin stainless steel sinks with mixer taps, a stainless steel extractor hood, space for a freestanding cooker, under-counter space for a fridge and dishwasher, together with plumbing for a washing machine.

The annexe also benefits from a well-appointed shower room, fitted with a three-piece suite comprising a WC, pedestal wash hand basin and enclosed shower. Completing the accommodation is a generous double bedroom, creating a comfortable and self-contained living space.

Externally

Externally, The Green enjoys a generous and well-maintained garden, predominantly laid to lawn and complemented by a spacious raised deck, providing an ideal setting for outdoor dining and entertaining. A gravelled seating area and established planting add further appeal, while the garden offers ample space for families and keen gardeners alike. To the rear, a driveway provides off-street parking and gives access to a selection of useful timber outbuildings, offering excellent storage, workshop potential or hobby space.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

Mains Water, Electricity and Drainage is present. The property is heated from an oil fired boiler.

Location

Lilliesleaf is an attractive village nestled in the midst of the Scottish Borders countryside, enjoying a wonderful sense of community with an excellent Primary school, village hall, pub, church and a golf course nearby. Located only a short drive from the beautiful town of Melrose with its specialist independent shops, resting on the banks of the River Tweed and well known for its historic Abbey, the Melrose Sevens and the Borders Book Festival. Further amenities can be found in nearby Selkirk and Galashiels, with Tweedbank providing a rail connection to Edinburgh. The surrounding countryside and rolling hills are popular with golfers, walkers, cyclists and equestrian enthusiasts and the village location will appeal to those with an interest in country pursuits looking for a peaceful quality of life.

Council Tax

Council Tax Band F.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

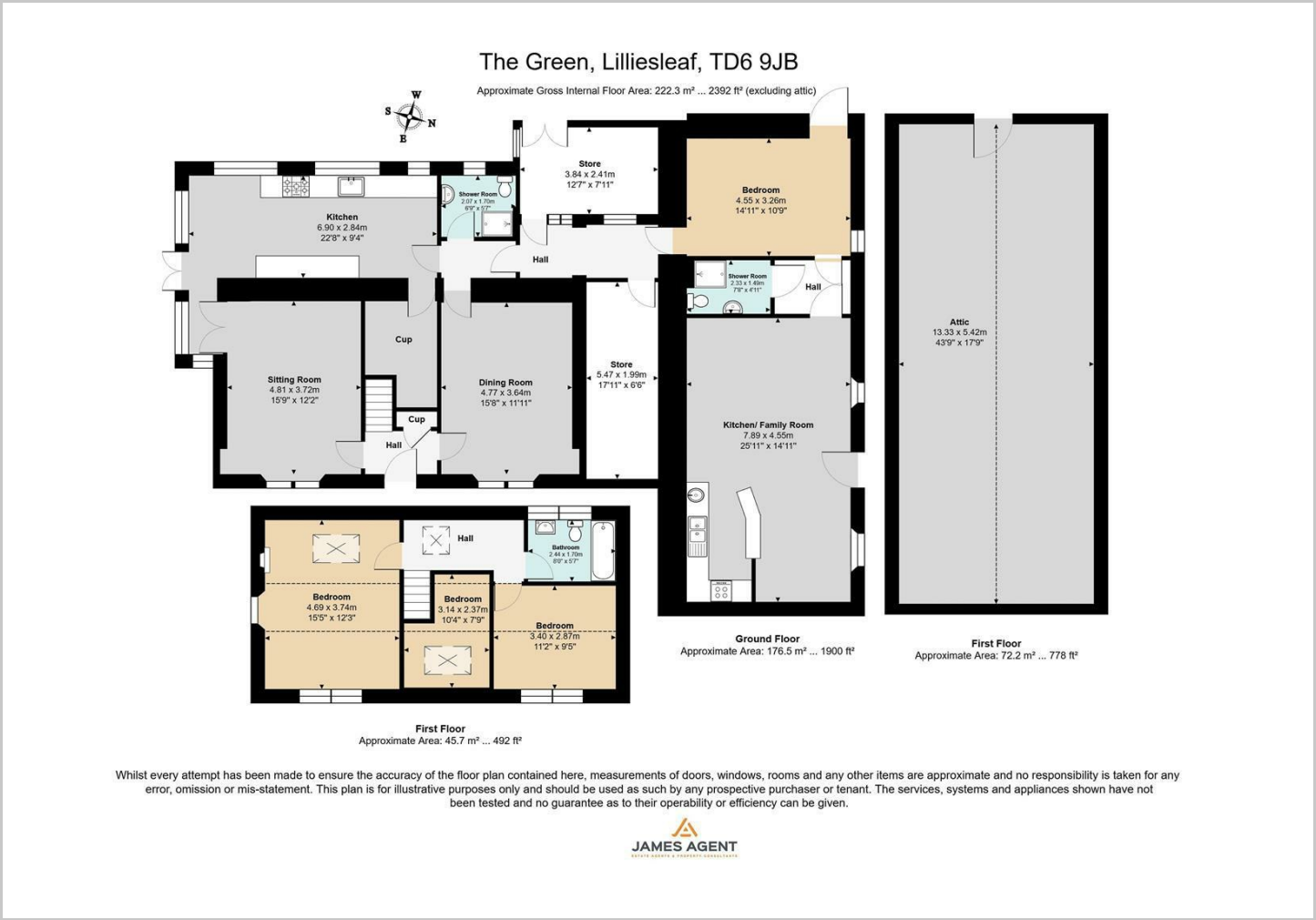
Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

