JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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# Plot 2 St Dunstans, Melrose, TD6 9JA

## £275,000

***NOW UNDER RESERVATION***

NEW RELEASE: PLOT 2 - ST DUNSTANS - LILLIESLEAF

6 EXECUTIVE NEW BUILD HOMES COMING SOON

We are delighted to offer to the market this brand new 3 bedroom semi-detached family home set in a semi-rural position on the outskirts of the highly sought-after village of Lilliesleaf, just a short drive from Melrose and readily commutable to Edinburgh.

## Accommodation

Set over 2 floors with an internal floor area of 143 sq. m. / 1543 sq. ft. (or thereby), this semi-detached property will offer free-flowing, spacious accommodation over two floors, with fine views over the surrounding countryside.

The ground floor is perfectly suited for modern living, with a well-equipped, open plan kitchen/family room and dual aspect living room with direct access to the garden. Off the kitchen is a utility room, also with direct outside access. Off the hall is a downstairs bathroom.

Upstairs, the master bedroom boasts an ensuite shower room, while the two further bedrooms are served by a family shower room.

Private parking.

Accommodation generally comprises:

ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/FAMILY ROOM, UTILITY ROOM, BATHROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY SHOWER ROOM.

## St Dunstans - The Development

Plot 2 forms part of the wider St Dunstans Development, with 6 new homes being made available by local Borders developer Smith & McMath.

Each home has been individually designed to provide spacious and well-equipped accommodation with modern fixtures and fittings throughout as well as a 10 Year Premier Guarantee Warranty.

A range of final kitchen and bathroom finishes are available to compliment the new owner's individual style (Subject to Terms & Conditions).

Estimated completion dates will be provided per property upon reservation.

## 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.

## Services

Mains water, electricity and drainage.

Telephone / broadband / TV connection points.

Dual zone space heating is provided via a Vaillant air source heat pump serving panelled radiators. Hot water is provided via an unvented cylinder.

uPVC Double Glazing.

## Viewings/Notes of Interest

To register your interest in this stunning home by Smith & McMath, or to book a site visit, please contact us on 01896 808 777 or email enquiries@jamesagent.co.uk.

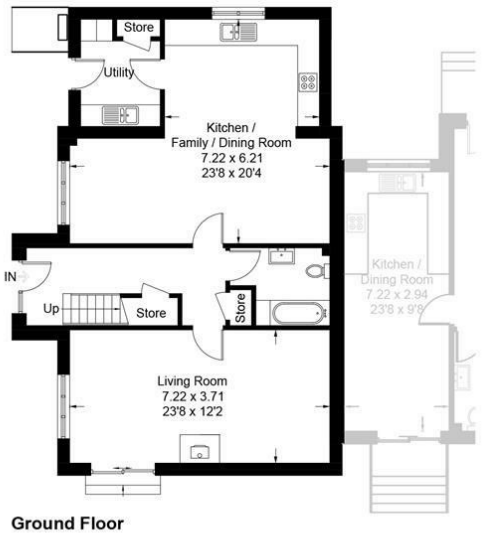
## Disclaimer

Although every care has been taken to ensure the accuracy of all the information provided, the contents of the marketing materials and any supporting information provided do not form part of any contract, or constitute a representation of warranty, and as such should be treated as a guide only. Details should be confirmed with the Selling Agent and the interested party is advised to consult their solicitor. External landscaping is for illustration purposes only.

## Floor Plan

# Plot 2 St. Dunstans, Lilliesleaf

Approximate Gross Internal Area = 143.4 sq m / 1543 sq ft

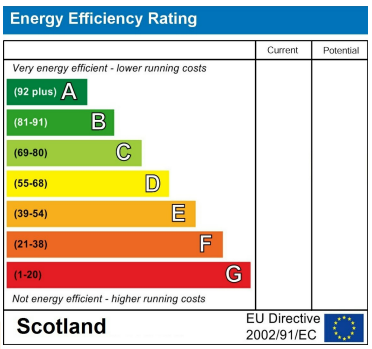


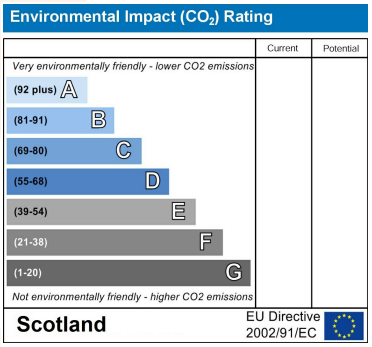

**Ground Floor**

Illustration for identification purposes only, measurements are approximate,not to scale.

## Area Map

## Energy Efficiency Graph

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