



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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1 Riverview, Melrose, TD6 9JF

Offers over £220,000



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# 1 Riverview, Lilliesleaf, Melrose, TD6 9JF

- Immaculate End Terrace House
- Two Bathrooms
- High Specification Throughout
- Landscaped Gardens
- Excellent Primary School Nearby
- Three Bedrooms
- Beautiful Open Plan Living Space
- Countryside Views
- Off-Street Parking
- Ideal Family Home

We are delighted to bring to the market this immaculately presented three-bedroom end-terrace family home, located on a quiet street on the edge of the ever popular village of Lilliesleaf. The property has been extensively modernised and reconfigured by the current owners to create a truly spectacular family home. The property centres around a stunning open-plan kitchen / lounge area, with wood burning stove and bi-fold doors opening directly onto the rear garden. There are three well-proportioned bedrooms and a magnificent design-led family bathroom. Further benefits include modern double glazing and efficient air source heating. Finished to an exceptional standard throughout, this is a rare opportunity to acquire a stylish, turnkey home in a desirable village setting.

## ACCOMMODATION

- ENTRANCE HALLWAY - CLOAKROOM - OPEN PLAN KITCHEN / LOUNGE - THREE BEDROOMS - FAMILY BATHROOM -



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## Internally

The property is entered via a multi-locking door into the mid level landing lit via a large roof window. On the mid floor there is a well-appointed shower room which provides an ideal additional bathroom for buy families. The staircase leads down to the marvellous open plan kitchen / lounge benefitting from high specification fixtures and fittings, bi-fold doors and a wood burning stove making for a real family space. A useful utility room completes the ground floor accommodation. On the first floor the spacious landing gives access to the three bedrooms, all benefitting from lovely views, and the well-appointed family bathroom. Modern double glazing and air source heating contribute towards the energy efficiency of the home.

## Kitchen

The kitchen is fitted with an excellent range of wall, base and tower units overlaid with quartz worktops incorporating an undermounted sink with mixer tap. The central island provides an excellent hub for informal meals, cooking and socialising. Integrated appliances include an electric oven, combi microwave, 4 ring induction hob, tall fridge freezer and a dishwasher.

The utility room is finished to the same standard as the kitchen, providing additional storage and worktop space with undermounted sink. There is an integrated washing machine.



### Bathroom

The family bathroom is fitted with a modern three-piece suite including, vanity basin with storage, WC and freestanding bath with mixer shower tap. Metro-style tiling and a black towel rail complete the look perfectly.

The shower room is fitted with a cloakroom WC, vanity hand basin and shower enclosure with mixer shower and stylish tiled splashbacks.

### Externally

The property benefits from landscaped gardens to the front side and rear. The front garden is terraced with large flower beds for easy maintenance. The rear garden includes a fantastic decked area perfect for relaxing and alfresco dining, access directly from the bi-fold doors. There is a lower lawned area perfect for families and pets. Off-street parking is provided to the front of the property.

### 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.

### Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

### Council Tax

Council Tax Band B.

### Services

Mains water, electricity and drainage. Air Source Heating & Double Glazing.

### Viewings

Strictly By Appointment Only via the Selling Agent.

### Home Report

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

### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





