



1 St Dunstan , Melrose, TD6 9FG

Offers over £370,000









# 1 St Dunstan

Melrose, TD6 9FG

- Detached New Build Home
- 4 Bedrooms
- Large Family Kitchen
- Private Garden
- Peaceful Semi-Rural Location
- 177 Sq.m. / 1907 Sq. ft. (or thereby)
- 2 Bathrooms
- Air Source Heat Pump
- Integral Garage
- 10 Year New Build Warranty

FINAL PLOT ON SMALL EXECUTIVE DEVELOPMENT

FLOORING NOW INCLUDED

We are delighted to offer to the market this brand new 4 bedroom detached family home with integral garage 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.



Offers over £370,000



## Accommodation

Set over 2 floors with an internal floor area of 177 sq. m. / 1907 sq. ft. (or thereby), this detached property offers 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 generous kitchen/dining/family room and south facing living room both with direct access to the garden. Off the kitchen, the utility room also benefits from outside access, as well as a door leading into the integrated garage.

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

The garage and driveway provide ample parking.

Accommodation generally comprises:

ENTRANCE HALLWAY, LIVING ROOM, KITCHEN / DINING ROOM, UTILITY ROOM, WC, STUDY, FAMILY BATHROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM and 3 FURTHER BEDROOMS.



### The Development

Plot 1 forms part of the wider St Dunstons Development, with 7 new homes 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.

### 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 viewing, please contact us on 01896 808 777 or email [enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk).

### Disclaimer

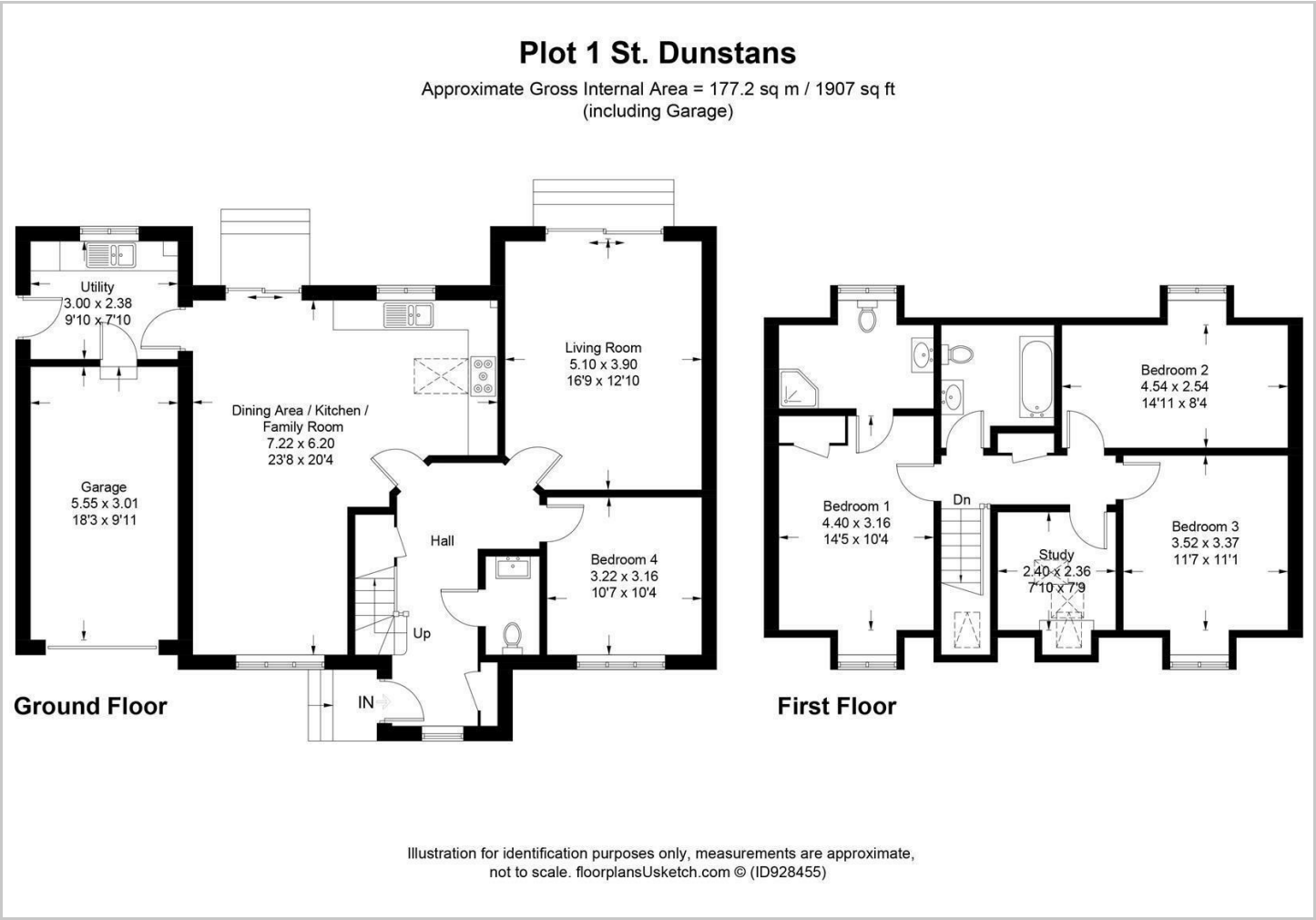
Although every care has been taken to ensure the accuracy of all the information provided, the contents of the marketing materials and any supporting information provided do not form part of any contract, or constitute a representation of warranty, and as such should be treated as a guide only. Details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







Floor Plans



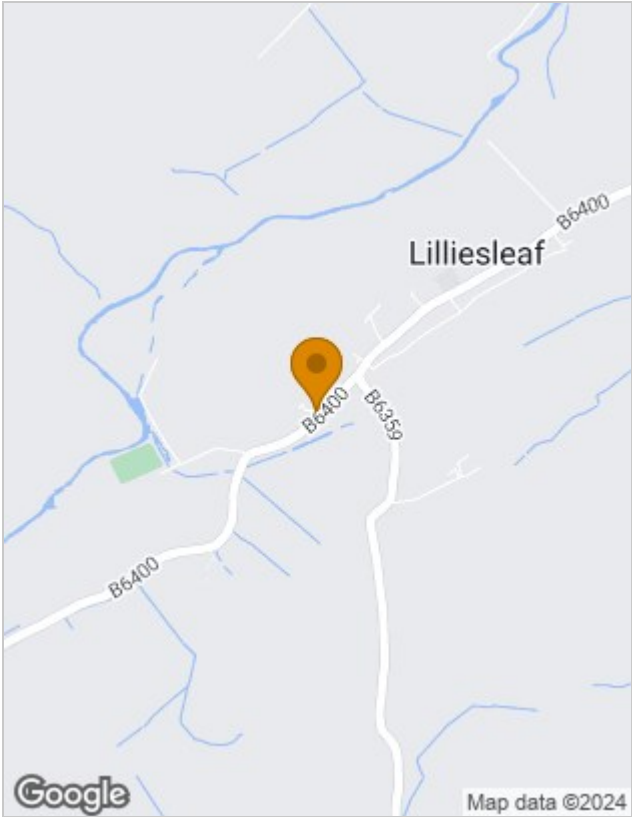
Viewing

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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

