

**Selkirk**

Call 01750 723868



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## The Old Pottery

Main Street, Lilliesleaf, Melrose,  
TD6 9JD

**Guide Price £132,000**



The Old Pottery is a deceptively spacious end terraced dwellinghouse located in the increasingly popular village of Lilliesleaf, just a short walk from the Primary School and enjoying a relatively peaceful setting. The property provides spacious family accommodation with three bedrooms and generously proportioned living accommodation. Of particular note is the large landing area on the first floor which could be utilised as a family/sitting room. Whilst the property would benefit from a degree of upgrading it has scope to create a lovely family home but would also be equally suitable as a holiday home. Early viewing recommended.





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Accommodation:

Ground Floor:

Entrance Hallway

Dining Kitchen

Lounge

Study/Dining Area

Bedroom

Family Bathroom

First Floor:

Large Landing/Family Room

Two Bedrooms

Shower Room

Large Storage Cupboard





### Location

The property is located within the highly sought after village of Lilliesleaf, which offers a range of local facilities, including primary schooling. The village is well placed for travel to many of the surrounding towns and villages of the region, along with several of its major employers, and there are numerous activities on hand for those with an interest in country pursuits. The Borders region as a whole is becoming increasingly popular with the commuter preferring a more tranquil way of life, as Edinburgh city centre can be reached in around an hour or so by car as well as being positioned only twenty minutes from the nearest railway station in Tweedbank, making it increasingly desirable as a second home or as a weekend retreat.

### Services

Mains water, drainage and electricity. Electric heating. Partial double glazing.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

### EPC

G

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

C



**Interested in this property?**  
**Call 01750 723868**

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Monday to Friday: 9.00am to 5.00pm

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Selkirk,	Tel 01750 723 868
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Annan,	Tel 01461 202 866/867



## The Old Pottery

Approximate Gross Internal Area = 116 sq m / 1249 sq ft

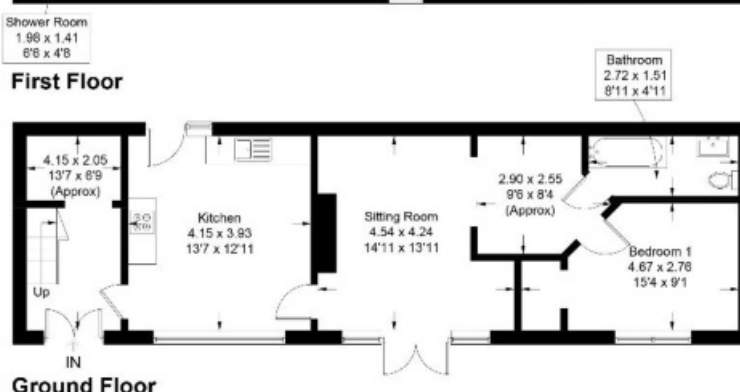
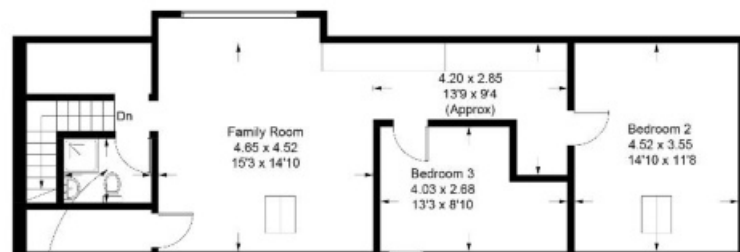


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008993)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.