Rigfoot Main Street Lillesleaf TD6 9JB

Guide Price £265,000

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We are delighted to bring to the market this lovely, well appointed 3 bed cottage.

Set in the heart of the picturesque Borders village of Lilliesleaf, Rigfoot is a charming semi-detached cottage offering spacious and versatile accommodation full of character and charm. The property benefits from a good sized garden, off-street parking and a detached garage, all set within quiet village surroundings, yet within easy access to Hawick and Melrose and the wider Borders area. It is within a few minutes walk to the local primary school.

Accommodation comprises; Entrance hall, Kitchen/diner, Utility Room, bathroom, living room, 2 bedrooms, on the ground floor, with a further bedroom with WC on the upper floor. In total around 97 SQM of living space.

Benefitting from mains water/drainage, Oil Central Heating and Double Glazing.

The property offers a bright spacious and versatile layout over two floors, with the majority of the rooms all on the one level. The living room has a lovely wood burning stove and the kitchen boasts a decent sized dining area, with good sized utility room leading out onto the lovely garden.

Externally, the cottage benefits from good sized mature gardens, with paved paths an area of lawn and a vegetable/fruit garden. There are also a number of secluded seating areas to enjoy the sunshine.

At the top of the garden there is a large detached garage and a private parking space, which are accessed from the Back Road.

A very well presented, property with a lovely, well maintained private garden, it must be viewed to appreciate its style character and charm.

Location

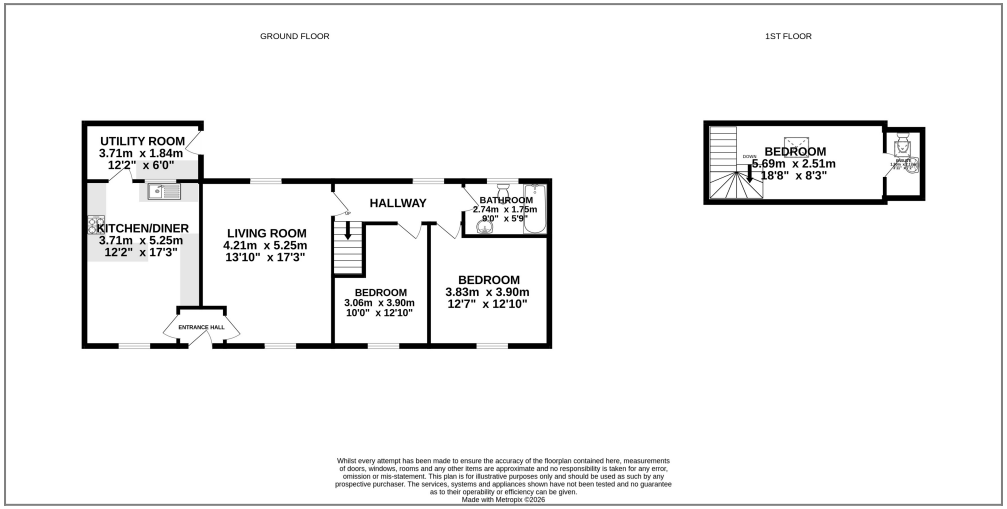
Lilliesleaf is a lovely village situated in the heart of the Scottish Borders countryside, enjoying a strong sense of community with an excellent Primary school, village hall/green, pub, church and several golf courses nearby. Only a short drive from the towns of Melrose and Hawick where all main services can be found. Further amenities can be found in nearby Selkirk and Galashiels, with

Tweedbank providing a rail connection to Edinburgh. The village itself will appeal to those with an interest in country pursuits looking for a quiet and peaceful quality of life.

Guided Tour To Follow.

What we like about this property

Location, Village Life, Presentation, Private Garden



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Council Tax Band: D

EPC Rating: D

Viewing:

Strictly via Jim Hay, 100% accompanied.

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