



Roseville House is a charming three-bedroom detached property located just off the Main Street in the popular village of Lilliesleaf, which is situated in the heart of the Central Borders.

Located in a semi-rural setting, only eight miles from Melrose and benefitting from a local primary school, active village hall, a newly opened gastropub, plus coffee shop with gallery and a further pub there are good local amenities in this attractive village.

Internally, the property offers accommodation over two floors and has two main bedrooms, a study/bedroom three, a bathroom, a sitting room, a dining kitchen, a rear porch and an internal store.

Externally, the property has an attractive garden to the front with a lawn, borders, hedging, and an area for sitting out, plus a garden to the rear with lawn and raised beds. Private off-street parking for two cars is also available to the front.

Most Border towns are readily accessible from this central location, as well as the Borders Railway station at Tweedbank which runs to Edinburgh, and lies approximately nine and a half miles away.

Melrose 8 miles Selkirk 7 miles Hawick 9 miles Tweedbank 9.5 miles

(all distances are approximate)

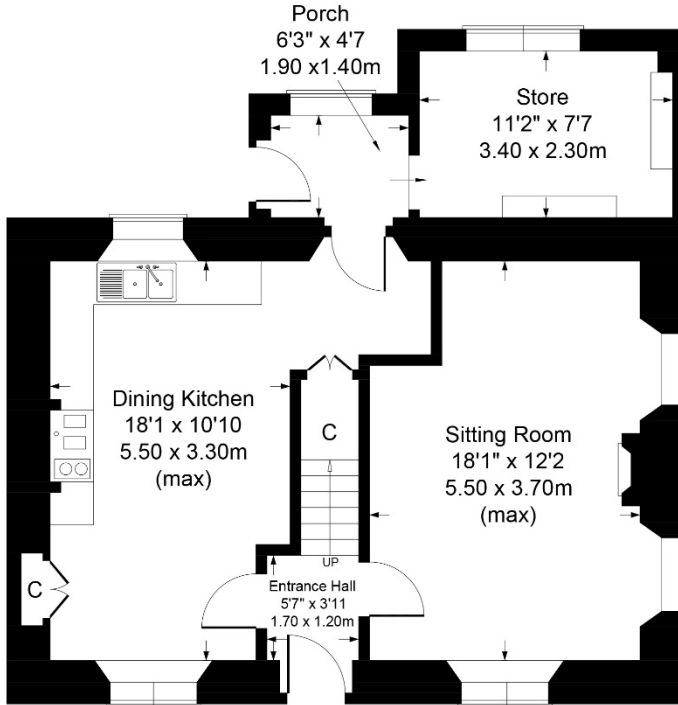
Location:

Roseville House is located in the popular village of Lilliesleaf, which benefits from a primary school, a village hall, a newly opened gastropub, a further pub as well as a gallery/coffee shop, and lies above the Ale Water, in the heart of the Central Borders. Melrose and St. Boswells, both eight miles away, are regarded by many as the most picturesque of the Borders towns. Melrose in particular provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels, whilst St. Boswells provides the same on a slightly smaller scale. The historic town of Hawick nine miles to the south offers a comprehensive range of shopping facilities, and links up with the A7 to Carlisle. Local tourist attractions include Melrose Abbey, Abbotsford House, Harmony House and Priorwood Gardens, with the sandy beaches of the Berwickshire coast only an hour away, and Edinburgh readily accessible via the A68. There are a variety of outdoor pursuits in the area including excellent horse riding, fishing, rough and syndicated shooting, golf and a selection of walks. Local schooling is provided by the excellent Lilliesleaf Primary, with secondary schooling at Selkirk High School with the highly regarded St Marys Preparatory School in Melrose. It should be noted that the Borders Railway running from Tweedbank to Edinburgh, lies approximately nine and a half miles away, and road links include the A68 or A7, that provide the links to Edinburgh or the North of England and to Edinburgh and Newcastle airports - both international, which offer an excellent choice of destinations.

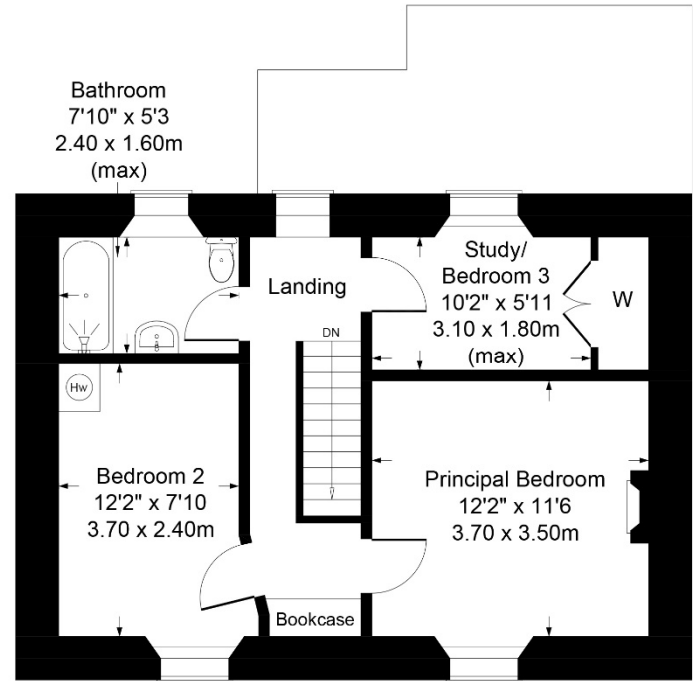


Roseville House, Lilliesleaf, Nr Melrose, TD6 9HX

Approximate Gross Internal Area
1130 sq ft - 105 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



Directions:

For those with satellite navigation the postcode for the property is: TD6 9HX
From the A68, turn off at St. Boswells on the A699 signposted Selkirk. After approximately three miles turn right onto the B6359 signposted Lilliesleaf. Proceed on this road for about three miles and bear left over the bridge which runs over the Alewater, again signposted Lilliesleaf. Continue on this road for about half a mile bearing right onto the B6400. After another three quarters of a mile you will enter Lilliesleaf.

About three quarters of the way through the village you will see Roseville House which lies on the right-hand side, sat back from the road. There is off-street parking in the bay to the front.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, oil fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

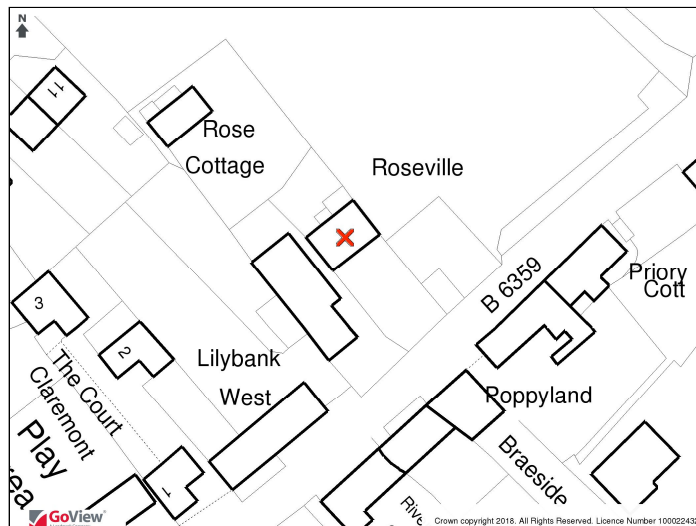
EPC Rating:

Current EPC: F25

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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