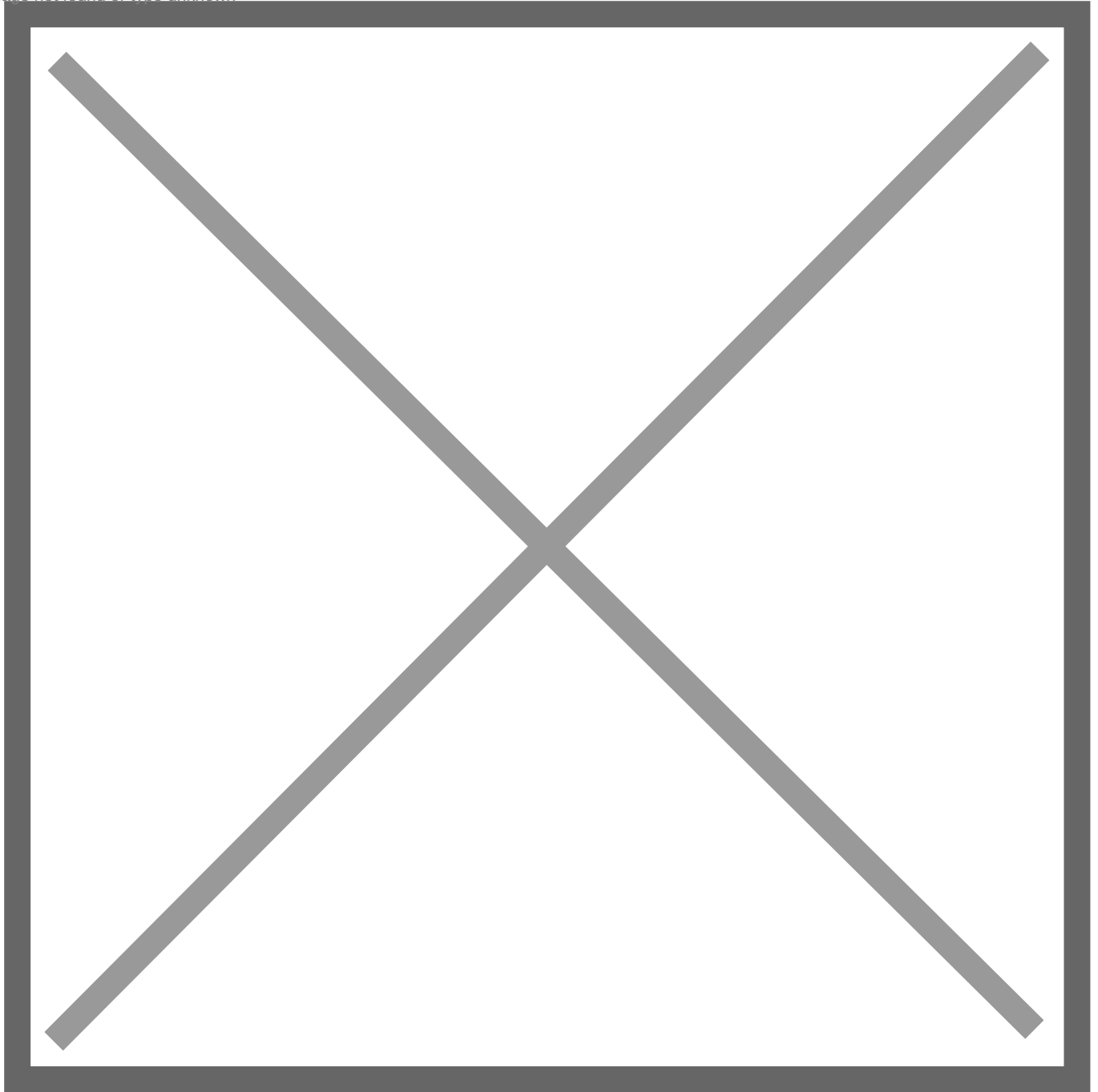


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Cross Keys Inn and Flat, Lilliesleaf, Melrose, TD6 **9JA**

Offers Around £230,000

Full Description

A full planning application has recently been granted by Scottish Borders Council for change of use. Located within a picturesque village location, The Cross Keys Inn presents a wonderful business or residential development opportunity for a prospective purchaser. The public house and restaurant are both well established and benefit from a great deal of passing trade and loyal customer base. LOCATION: Lilliesleaf is an attractive village nestled in the midst of the Scottish Borders countryside, enjoying a wonderful sense of community with a 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. The Cross Keys Inn is a well-loved public house with restaurant in a fantastic village location. The business has operated as a popular country inn with a cosy and welcoming bar and restaurant, providing fantastic traditional food and drink with the benefit of a beer garden for customers to take full advantage of the beautiful setting whilst enjoying a drink. The Cross Keys Inn comprises bar with restaurant area and separate dining/seating area; full commercial kitchen; male & female toilets & beer garden to the front. A full list of fixtures & fittings can be obtained upon request. The newly refurbished first floor three-bedroom flat is very attractive, comprising lounge with dining area, newly fitted kitchen, bathroom and three bedrooms. The property is well presented throughout and includes the following white goods - oven and hob. There is space for a additional white goods. There is also a separate sizeable garden to the rear, which could lend itself to a further beer garden if so desired with raised decking areas and landscaping potential. SBC PLANNING REFERENCE: 26/00230/FUL RATEABLE VALUE: £8400 EPC: Flat F Bar G FLAT ROOM SIZES: Kitchen: 2.95m x 2.70m Lounge: 5.40m x 4.00m Bedroom One: 4.50m x 2.20m Bedroom Two: 4.20m x 2.20m Bedroom Three: 2.15m x 2.40m Bathroom: 2.50m x 1.90m

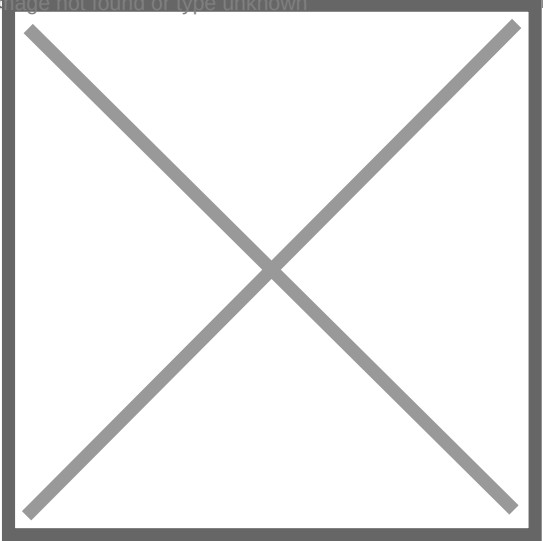
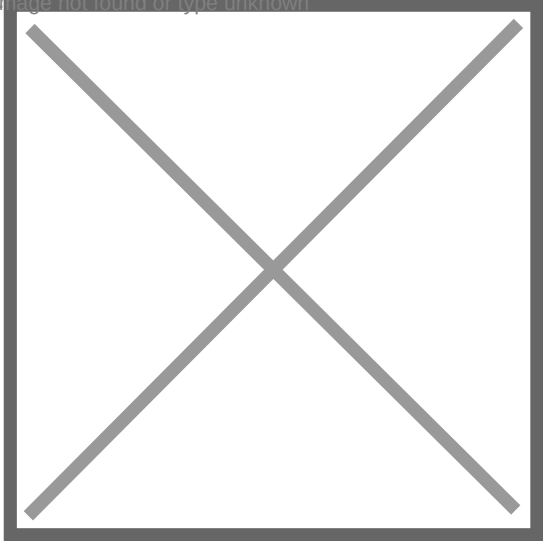


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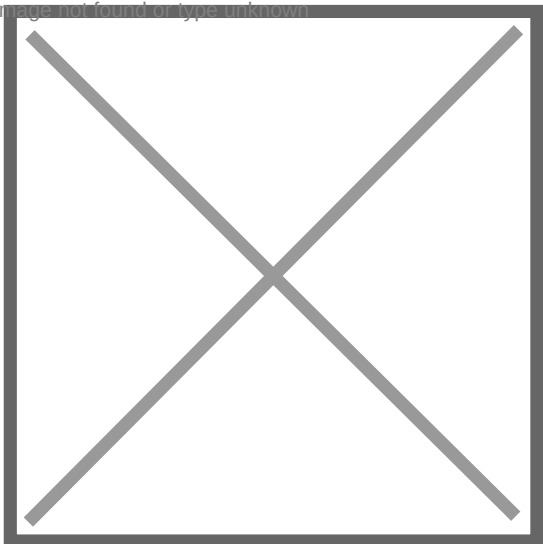


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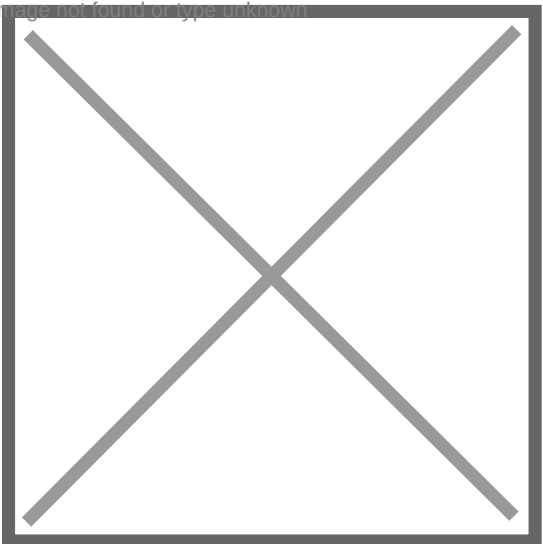


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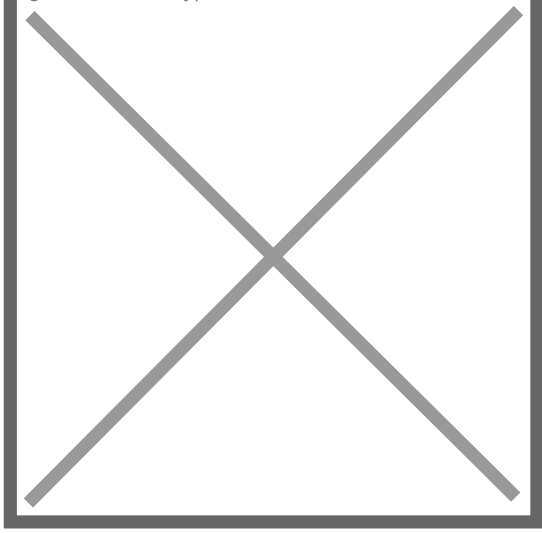


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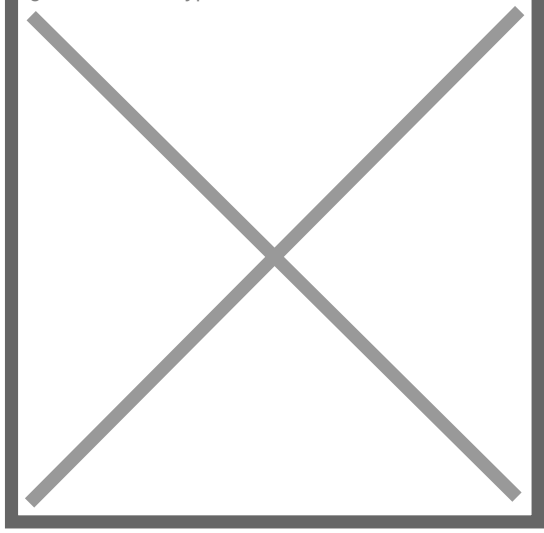


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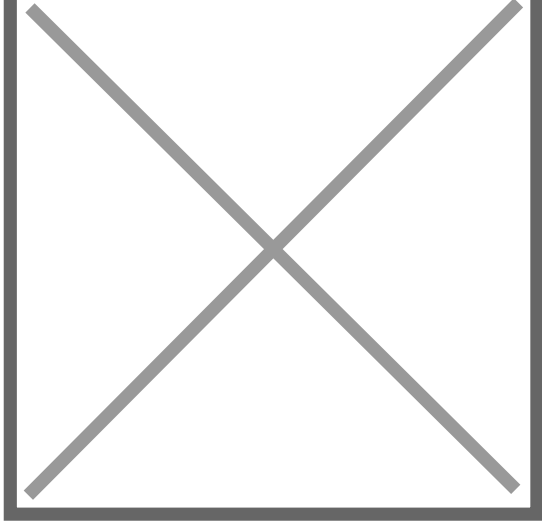


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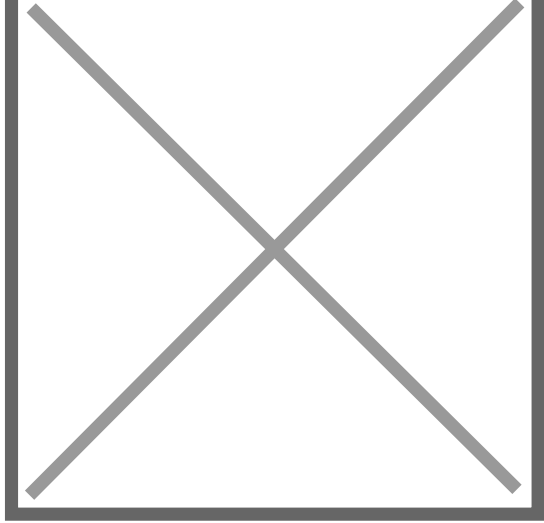


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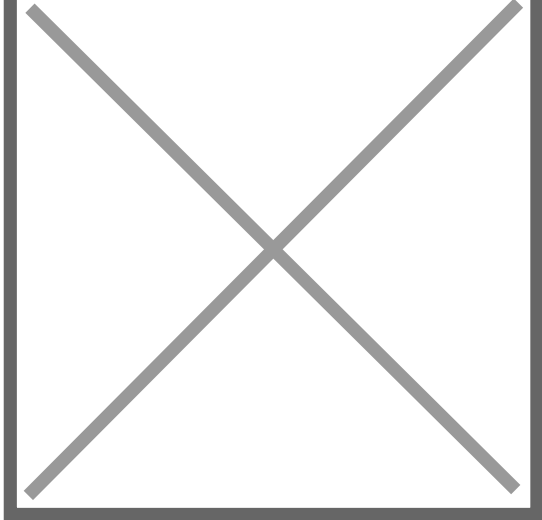


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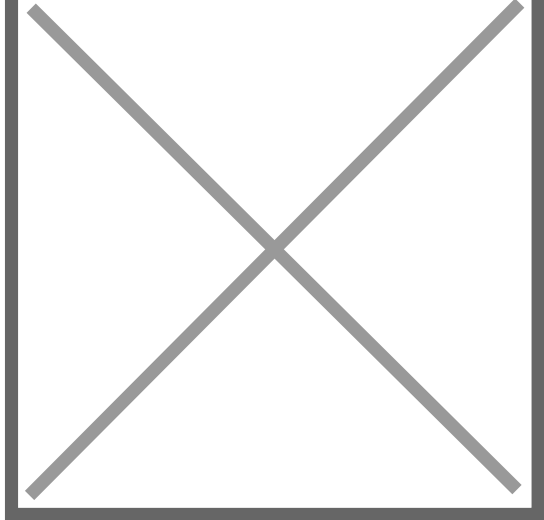


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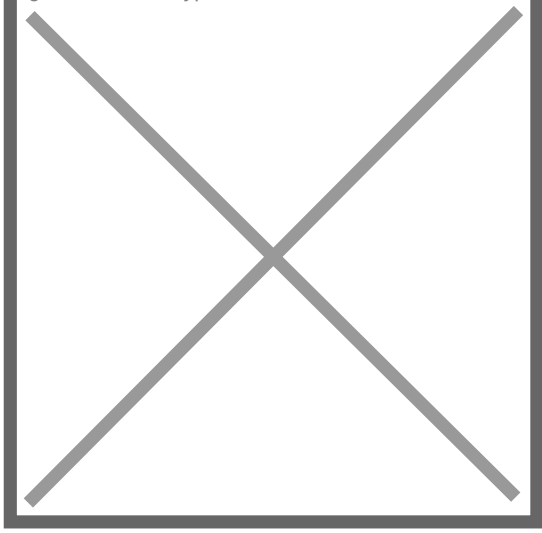


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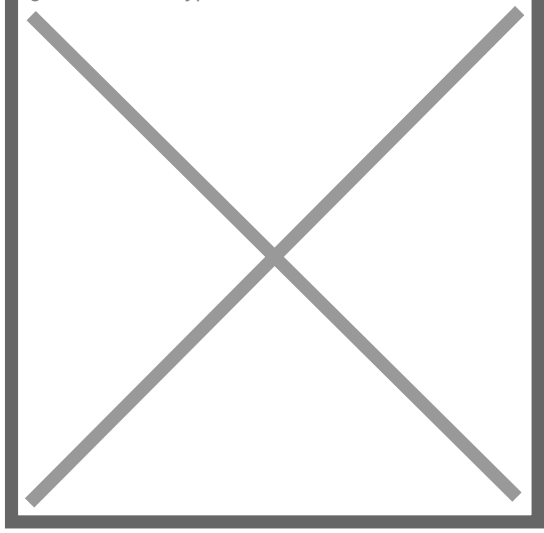


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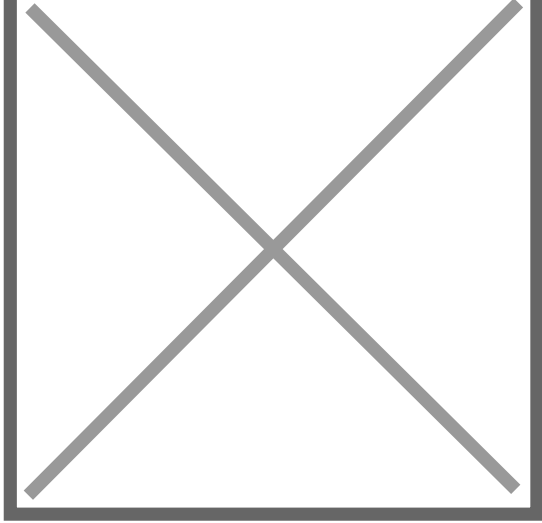


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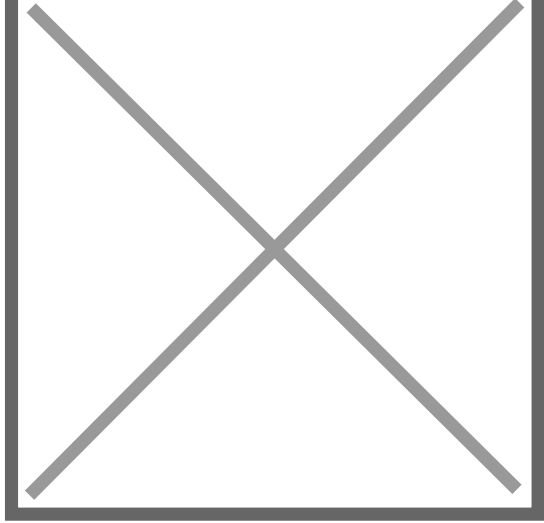


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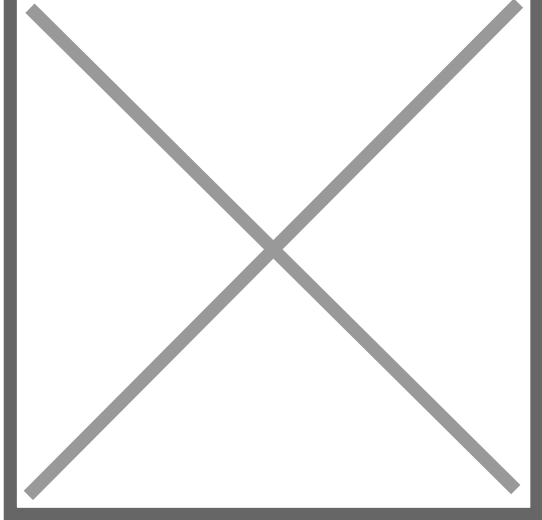


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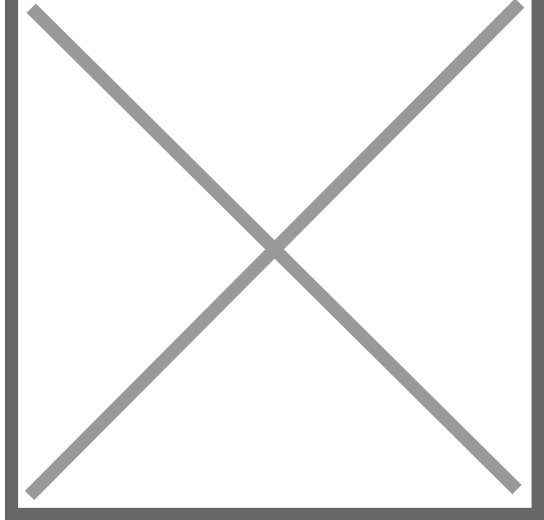


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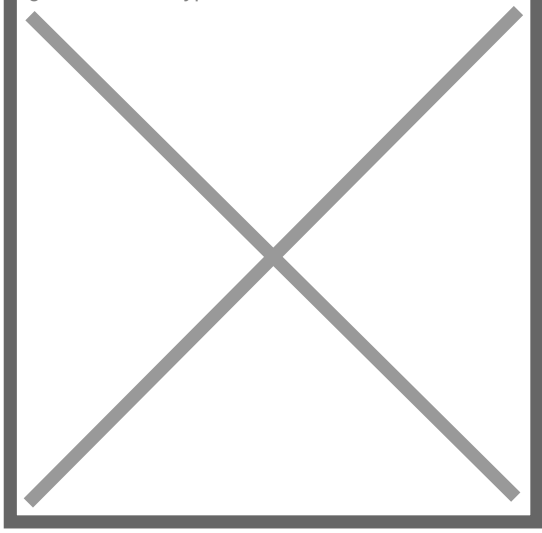


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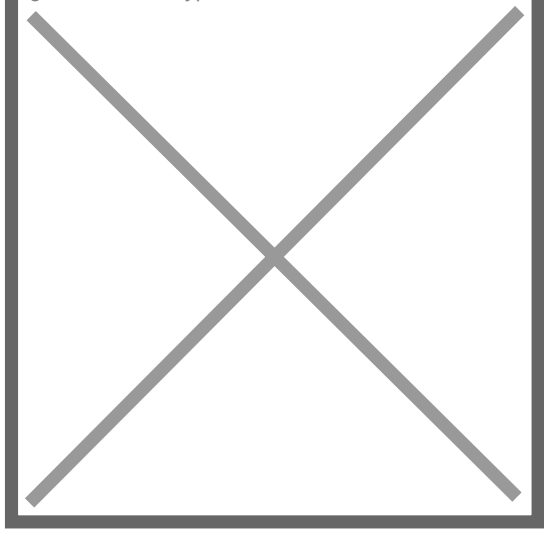


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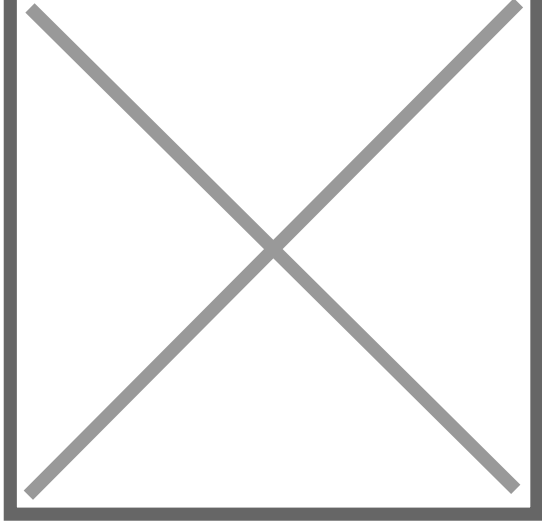


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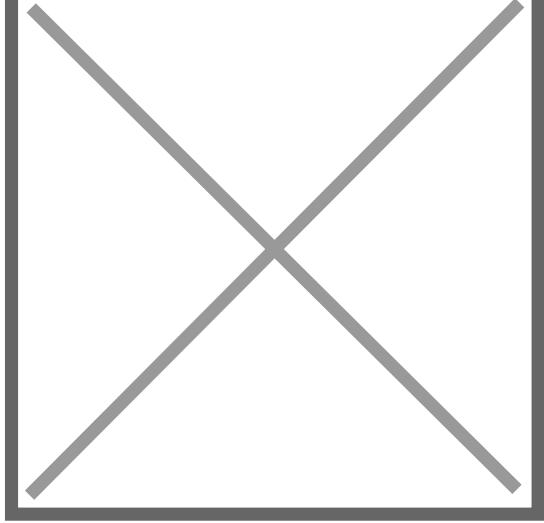


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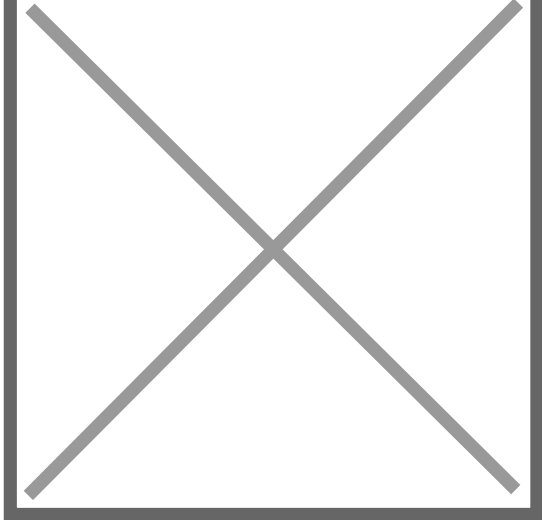


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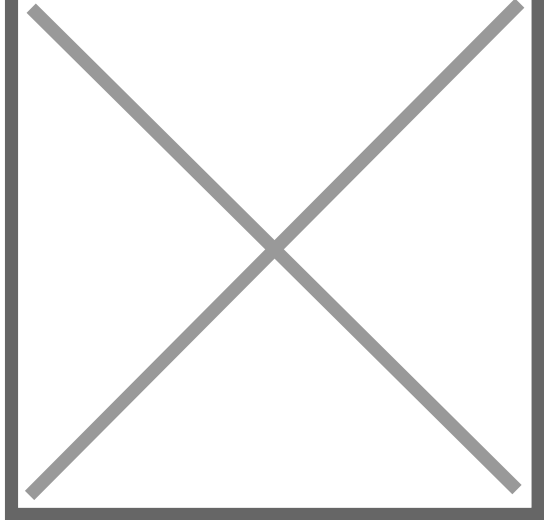


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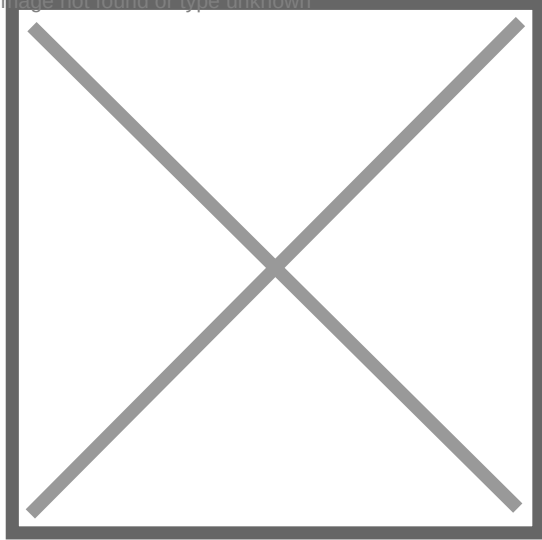


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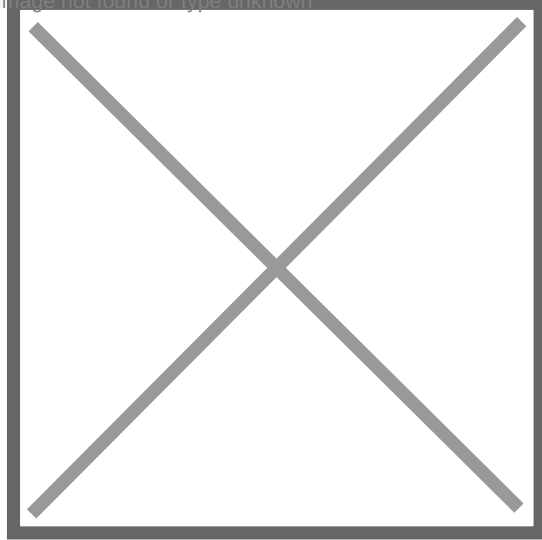


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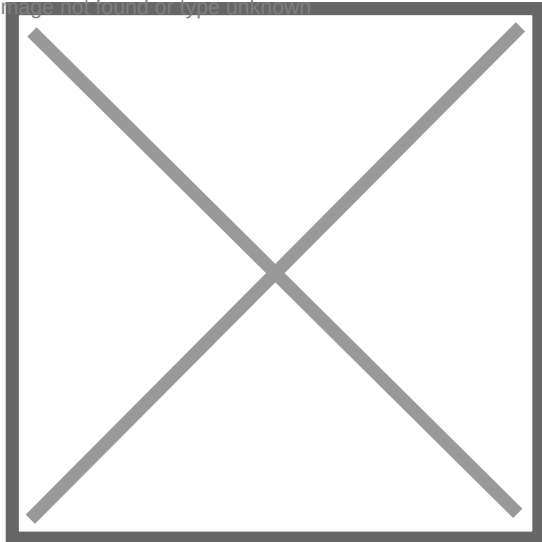


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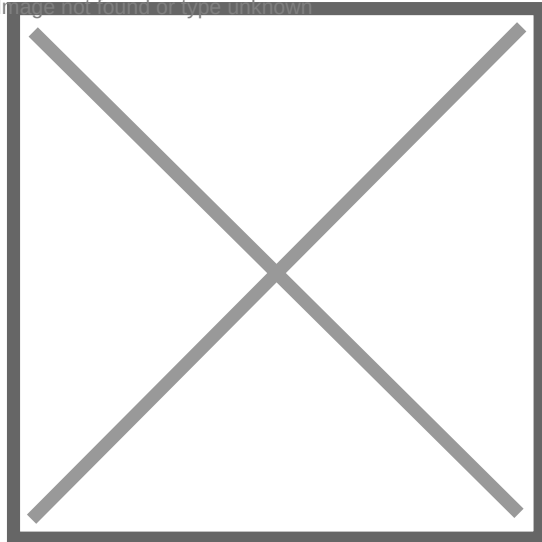


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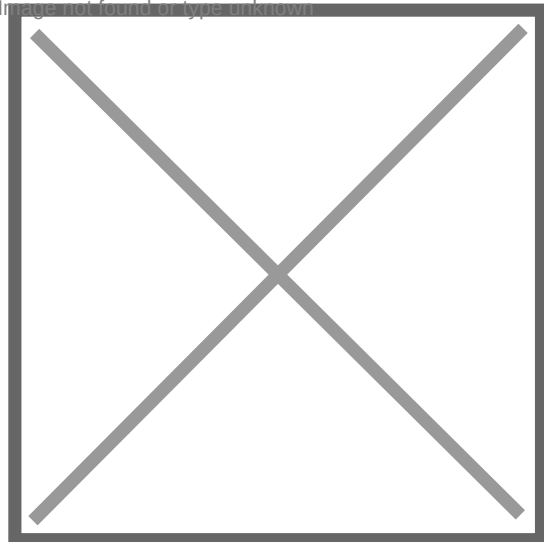
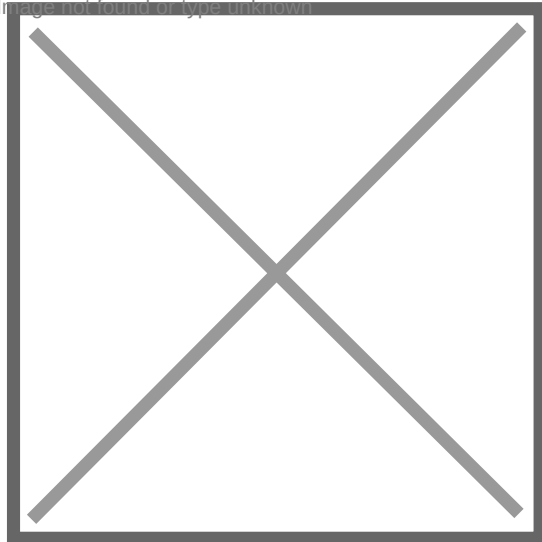


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