



Upper Manorhill House

Selkirk, TD7 5LS



With a private woodland and colourful garden, Manorhill House is a striking country mansion set against a rolling countryside backdrop - with Upper Manorhill the perfect property for grown-up glamour. With enviable space for entertaining, this charming apartment benefits an impressive main door entrance, a choice of public spaces and even scope to further enhance with an attic conversion.



UPPER MANORHILL

A truly unique country home, embracing a maximalist interior which perfectly complements the grand proportions of this period apartment, Upper Manorhill offers a wonderful home for those in search of a balance between rural life and modern amenities. Surrounded by rolling countryside, this charming pocket of the Scottish Borders is still within easy reach of nearby facilities, transport links and even the Border Railway.

The main door apartment offers flexible accommodation with a choice of entertaining public rooms, three well appointed bedrooms and the scope to utilise and further develop the hobby room on the second floor into a fourth bedroom or public space.

With well-considered upgrades throughout, including sash and case double glazing and gas central heating, the property is immaculate in presentation and condition.

The property benefits plenty of parking by way of a gravelled drive and a garage, with a wonderful extensive private garden; largely laid to lawn with a section of sheltering woodland to the far end. This has proven an exceptionally desirable location in recent years with Upper Manorhill making an enviable home for any couple or indeed family - with plenty of socialising and entertaining space, the accommodation would easily adapt, with obvious enhancement value in the attic conversion.

LOCATION

The property is ideally placed to the edge of Selkirk for all town amenities and with a good selection of small local shops providing for everyday requirements, as well as schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and A68 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and nearby stations at Galashiels and Tweedbank. The area also has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills, scenic valleys

and two golf courses all close to hand.

HIGHLIGHTS

- Fantastic & Sought After Location
- Dream Home Interior
- Adaptable Layout - Interchangeable Bedrooms & Pubic Rooms
- Extensive Garden & Woodland
- Attic Conversion - Ideal for Further Bedroom or Workspace
- Excellent Transport Road and Rail Links

ADDITIONAL INFORMATION

All fixed items and integrated appliances, as viewed, are included in the sale price. Garden including woodland over 1 acre. Both timber garden sheds are included in the sale price.

SERVICES

Mains gas, electric, water and drainage.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £395,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



