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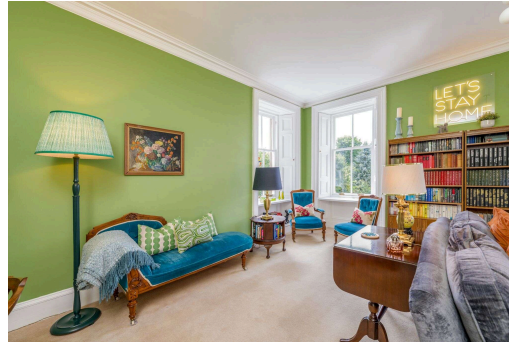


Upper Flat 2, Maorhill House

Selkirk, TD7 5LS

Offers Over £395,000





Beautifully styled for modern country living, Manorhill House enjoys a secluded edge-of-town setting, surrounded by landscaped gardens, rolling countryside and far-reaching views. This sensational apartment feels every bit like a standalone home, benefiting from its own private entrance, parking, garage, gardens and an exceptional level of privacy.



## UPPER APARTMENT MANORHILL

Sympathetically presented in keeping with its Victorian heritage, the apartment combines elegant period proportions with stylish contemporary finishes, creating a home of both character and comfort.

A private driveway leads to the entrance where parking, a garage and gardens sit to either side. An external staircase with traditional balustrade rises to the main entrance and a welcoming reception hall, where original plasterwork and impressive proportions immediately set the tone. The principal reception room is wonderfully bright and spacious, overlooking the gardens and centred around a feature fireplace with woodburning stove. Offering ample space for both living and dining, it is ideal for entertaining or relaxing. Adjacent are two generous walk-in storage rooms, currently utilised as a home office and pantry or utility, while a cloakroom WC is positioned across the hall. The dining kitchen is another beautifully light-filled space, fitted with a solid wood kitchen and ample room for formal dining. Its generous proportions also offer flexibility to reconfigure or partition the space if desired.

Upstairs, the principal bedroom offers king-size proportions and a walk-in dressing room, currently enjoyed as a children's snug. Across the landing, the spacious family bathroom features both a separate bath and shower. The second bedroom enjoys peaceful countryside views and benefits from a contemporary en-suite shower room.

Outside, the fully enclosed gardens are a true highlight. Beautifully landscaped and exceptionally private, they offer colourful mature planting, a patio and seating area, water feature, and a collection of rare plant species, creating a tranquil setting to enjoy throughout the seasons. The thoughtful conversion of these elegant Victorian villas ensures each home enjoys excellent privacy, together with its own gardens and parking. Upper Apartment 2 is a home to fall in love with—offering refined country living, generous entertaining space and timeless character. Whether seeking a lifestyle change, a peaceful semi-rural retreat or an elegant home to downsize into without compromise, this is a truly special property.

## 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

- Location
- Dream home interior
- Adaptable layout
- Extensive garden
- Original features
- Excellent transport road and rail links

## ADDITIONAL INFORMATION

All fixed items and integrated appliances, as viewed, are included in the sale price.

## SERVICES

Mains gas, electric, water and drainage.

## ENERGY EFFICIENCY

Band D.

## COUNCIL TAX

Band D.

## TENURE

Freehold

## VIEWING

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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](mailto: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.

