



15 Marchmont Road  
Greenlaw, TD10 6YQ



4 bed



2 public



1 bath

A sizeable detached former farmhouse offering exciting opportunities for a purchaser to make their own; set on an extensive plot of just over an acre with various outbuildings



### THE MOAT

Peacefully positioned on the edge of Greenlaw with minimal passing traffic and a pleasant outlook, The Moat is a detached period farmhouse set within extensive grounds and offering exciting opportunities through its various outbuildings.

This much-loved home has been carefully maintained over the years and now presents an ideal opportunity for a new owner to modernise and personalise it into their forever home. With its generous internal proportions, the property is perfect for family living, offering flexibility and space both inside and out.

Inside, the layout currently provides two spacious reception rooms and up to four bedrooms, showcasing period features and original charm throughout. These traditional elements are complemented by practical modern updates including full double glazing and oil-fired central heating.

The property sits within grounds extending to approximately 1.3 acres, featuring mature woodland areas, lawns, hardstanding, and a collection of outbuildings. These external spaces present numerous possibilities – ideal for those looking to embrace a more self-sufficient lifestyle with room to grow produce, keep animals, or simply to create a wonderful environment for young family.

Greenlaw is a well-served village with a local shop, primary school, and popular pub/restaurant. Its peaceful setting is a strong draw for those looking to escape the city, while still enjoying straightforward access to Edinburgh by car.

### LOCATION

Greenlaw, formerly the County Town of Berwickshire, is a mid-sized Border town with distinctive red sandstone buildings. Facilities include village stores, bowling club, butcher, doctor's surgery and primary school. Secondary schooling is available 10 minutes away at Duns and the market town of Kelso is some nine miles to the south. Easily commutable lying 40 miles from Edinburgh and 20 miles from the main east coast rail connection at Berwick-upon-Tweed.

### HIGHLIGHTS

- Fabulous detached dwelling
- Extensive private plot

- Numerous outbuildings
- Peaceful edge of village setting
- Opportunities for upgrading

### ACCOMMODATION SUMMARY

Entrance Hall, Sitting Room, Kitchen, Family/Dining Room, Three Large Double Bedrooms, Bedroom Four/Home Office and Bathroom.

Outbuildings include: Garage, Office, Stone byre and barn

### SERVICES

Mains water, electricity and drainage, Double glazing. Oil heating

### COUNCIL TAX

Band D

### ENERGY EFFICIENCY

Rating tbc

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. 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 register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### PRICE & MARKETING POLICY

Offers over £TBC are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.