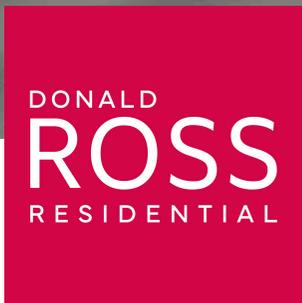




Braeheads, 17 Maunsheugh Road, Fenwick

In Excess of £799,000





Braeheads, Maunsheugh Rd

Fenwick

Magnificent Edwardian manor house set within circa 1.2 acres of private gardens with additional land and fishing rights extending to 1.4 acres, offering exceptional scale, elegance and privacy.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Distinguished Edwardian manor house of exceptional scale and presence
- Grand reception hall with impressive architectural detail
- Magnificent formal dining room and elegant formal lounge
- Bespoke high specification dining kitchen ideal for entertaining
- Versatile family room / potential ground floor bedroom
- Impressive bedroom accommodation with countryside views
- Bathing facilities finished to an exceptional standard
- Striking upper landing enhancing space and character
- Approximately 1.2 acres of beautifully maintained private gardens
- Additional land extending to circa 1.4 acres including fishing rights
- Extensive electric gated driveway leading to a large double garage









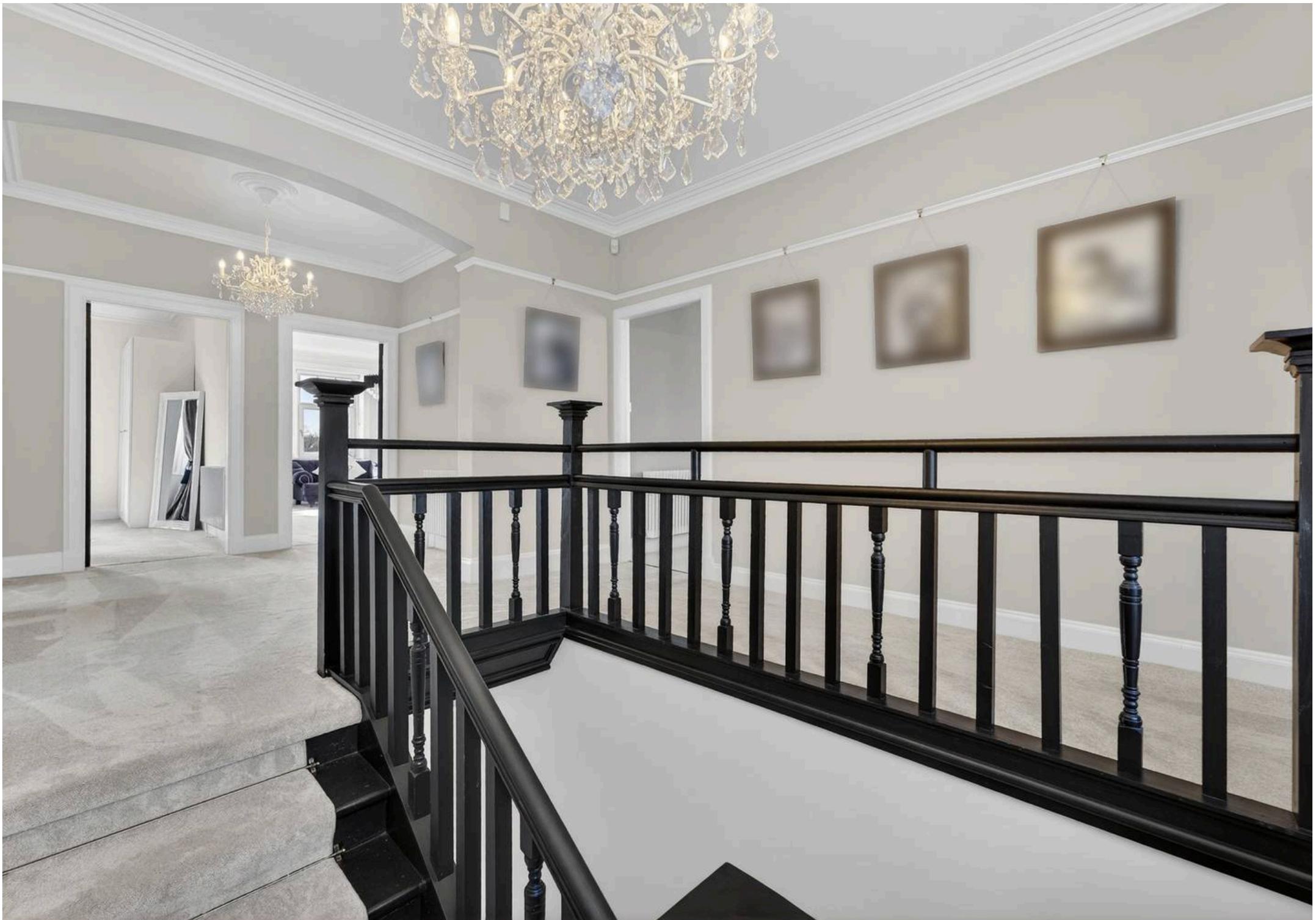














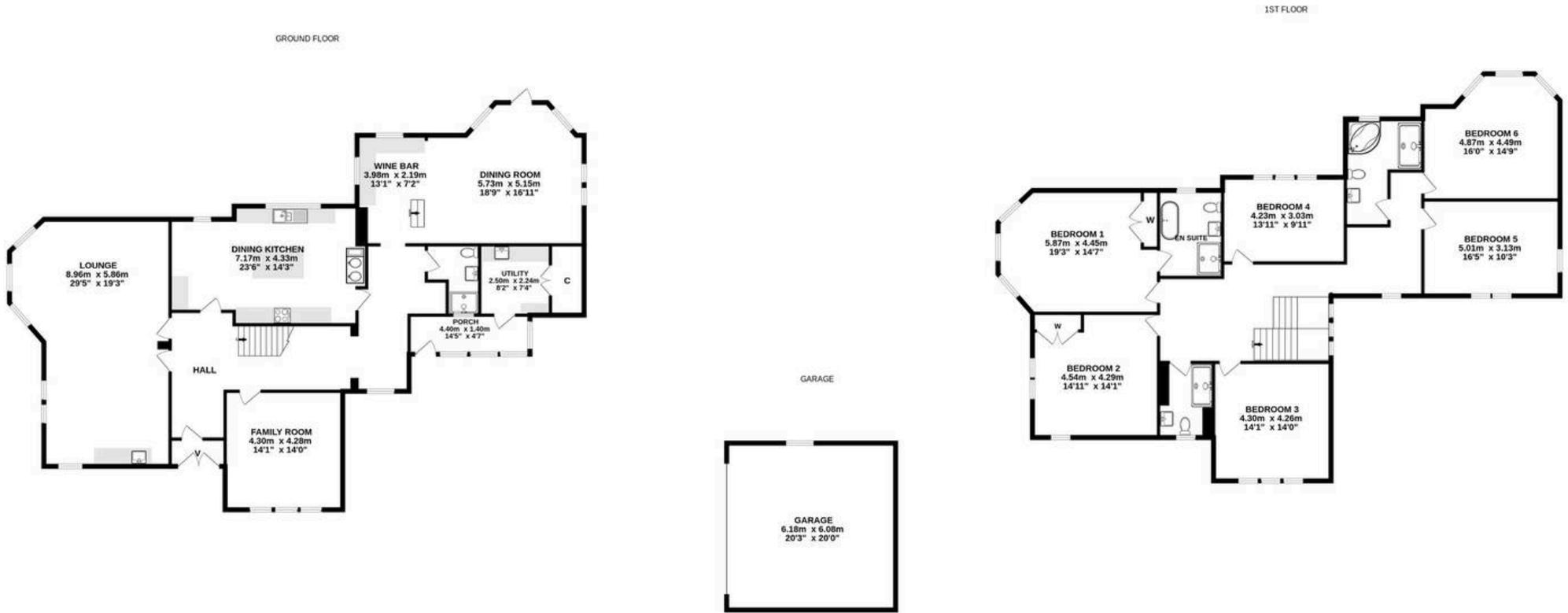












ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.