



## 2 WATERSIDE, EDINGTON MILL, NR. CHIRNSIDE, TD11 3LE.

- Modern Detached House
- 4 Bedrooms (2 En-Suite)
- Utility Room & Bathroom
- Stunning Location
- 3 Balconies & River Views
- Open-plan Split Level Living
- Spacious Accommodation
- Parking & Double Garage

# OFFERS OVER £250,000

**M**  
&  
**P**

**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
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## LOCATION

Edington Mill lies on the banks of the Whiteadder Water, amidst the rolling hills of the magnificent Scottish Borders countryside. A secluded location with the Edington Mill conversion and the elegantly designed houses which were developed by a local company CV Developments Ltd. The developers maintained and enhanced the integrity of the area with landscaping and fully restoring the original mill lade to its former glory as a redeeming feature. This exclusive cluster of apartments, houses and conversions sits approx. 8 miles from Duns which offers a wide range of amenities. Although the property sits within Scotland in the Scottish Borders it is only approx. 8 miles from the A1 which by-passes the Northumberland market town of Berwick upon Tweed offering extensive amenities, recreational facilities and excellent North and South transport links.

## DESCRIPTION

2 Waterside is one of two individually designed detached houses within an exclusive and well-designed riverside development. The property is built into the embankment and is set mainly over three floors with external access on all three floors and with further split level accommodation. A bright and modern design with glass balconies out from the main living area, dining area and the second bedroom. The open plan kitchen, dining and split level living room provides a space for sociable family living with stunning views out over the water from the balconies. The fitted kitchen includes integrated fridge, freezer, dishwasher, hob, extractor hood, double oven and warmer tray as well as modern units and granite work surfaces. The utility room also has an integrated washing machine under sink and granite work surfaces and also houses the boiler and the pressurised hot water cylinder. There is a rear entrance door from this level onto the decked area with external steps to the ground floor. There is also four bedrooms, an en-suite bathroom, en-suite shower room, family bathroom, spacious landing areas and WC. Viewing is highly recommended to appreciate the space and the wonderful setting of this detached property.

## ACCOMMODATION

ENTRANCE HALL (2.96M X 2.13M) at widest  
DOUBLE INTEGRAL GARAGE (6.62M X 5.41M)  
FIRST FLOOR LANDING (3.25M X 1.36M) at widest  
WC (1.56M X 1.01M)  
OFFICE / BEDROOM 4 (3.49M X 2.69M)  
KITCHEN / DINING (6.40M X 5.17M) at widest  
SPLIT LEVEL UP TO:-  
LIVING ROOM (6.40M X 5.17M)  
UTILITY ROOM (2.69M X 1.78M)  
HALF LANDING (2.10M X 1.55M)  
SECOND FLOOR LANDING (2.55M X 2.11M)  
BEDROOM 3 (3.84M X 3.25M)  
SECOND FLOOR REAR ENTRANCE (3.82M X 2.04M) at widest  
BEDROOM 2 (4.17M X 3.34M)  
EN-SUITE SHOWER (2.11M X 1.70M)  
SPLIT LEVEL UP TO:-  
MASTER BEDROOM (4.47M X 3.59M)  
WALK-IN WARDROBE (1.47M X 1.39M)  
EN-SUITE BATHROOM (2.67M X 1.69M)

## EXTERNALLY

The external space around the property is mainly for parking with extensive communal garden ground. There is parking for several cars and a large double integral garage with electric roller doors. The communal areas are well tended and neat with the banks of the river an abundance of wild flowers and beautiful nature.

## SERVICES

Mains Electricity and Water  
Communal Septic Tank  
LPG Central Heating  
Council Tax: Band F  
EPC: Band E

## NOTE

No warranty will be given to the purchasers with regard to the condition of the services and of any central heating system.

## VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

## SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 Duns)

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a sonic tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.