



7 Edington Mill, Chirnside, TD11 3LE



Offers Over £279,950

- End Terraced House
- Kitchen / Dining Room
- Family Bathroom
- Utility Room / Study & WC
- Spacious Accommodation

- 4 Double Bedrooms
- Living Room with Balcony
- 2 En-suite Shower Rooms
- Clean Decorative Order
- Popular Rural Location



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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)





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### LOCATION:

Edington Mill lies on the banks of the Whiteadder Water, amidst the magnificent Scottish Borders countryside. Edington Mill is a secluded location with conversions and elegantly designed houses which were developed around 2004. The developers maintained and enhanced the integrity of the area with landscaping and fully restored the original mill lade to its former glory as a redeeming feature. This exclusive cluster of converted apartments, houses and mill 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. 7 miles from the A1 which by-passes the Northumberland market town of Berwick upon Tweed offering extensive amenities including larger supermarkets, wide variety of shops, restaurants as well as a great range of recreational facilities. Berwick upon Tweed has excellent transport links. The Berwick train station sits on the East Coast Rail Line with trains going from Berwick to London in under 4 hours and Berwick to Edinburgh or Newcastle in under 1 hour.

### DESCRIPTION:

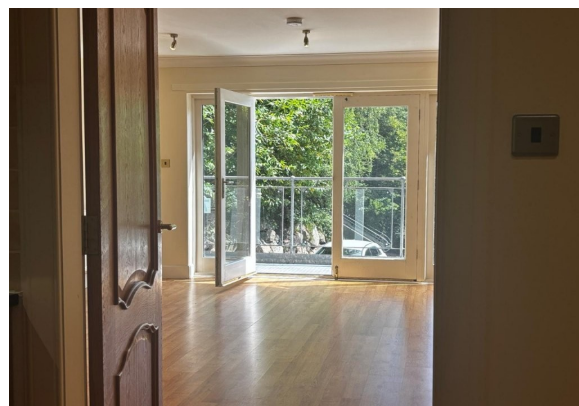
A spacious four-bedroom home in the exclusive Edington Mill Development. Set over three thoughtfully designed floors, this four-bedroom home offers spacious and flexible living within one of the most secluded plots of the sought-after Edington Mill development. Built in 2004 as a sympathetic addition to the original mill building conversion, the property enjoys a unique position set into the embankment, offering both privacy and character. Accessed at first-floor level, the vestibule entrance opens into bright and generously proportioned living spaces. The modern kitchen / diner is perfect for family meals or entertaining guests, while the bright living room features doors leading out onto a private balcony with lovely views—ideal for relaxing outdoors. A second reception which could also be bedroom four and a convenient WC complete this level. The lower floor hosts two large double bedrooms, one with an en-suite shower room, alongside a well-appointed family bathroom and a versatile utility room, which could also serve as an office or hobby space. On the top floor, you'll find a spacious and light-filled master bedroom, complete with its own en-suite shower room, offering a private retreat from the rest of the house. The property has flexible accommodation and is presented in clean decorative order throughout, benefitting from recently fitted new carpets, making it truly walk-in ready.

### EXTERNALLY:

The external space has parking and a private gravel patio garden. The surrounding land although not owned by the property is well-tended with seating and picnic benches beside the river to while the day away appreciating the surrounding wildlife and nature.

### SERVICES:

Mains Electricity & Water.  
Communal Septic Tank & LPG Gas Tank.



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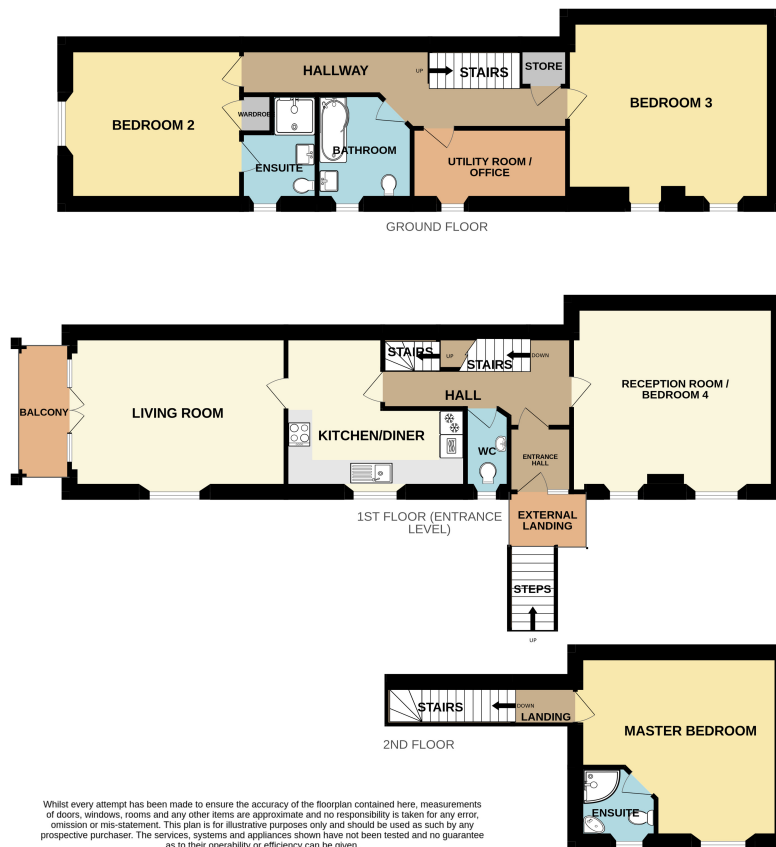
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### FLOOR PLAN:



### ACCOMMODATION:

- FIRST FLOOR ENTRANCE (1.67M X 1.56M)
- RECEPTION ROOM / BED 4 (5.64M X 4.89M)
- KITCHEN / DINER (4.43M X 4.49M) at widest
- SECOND FLOOR LANDING (1.58M x 1.04M)
- EN-SUITE SHOWER ROOM (2.10M X 1.84M)
- BEDROOM 2 (4.29M X 4.01M)
- FAMILY BATHROOM (2.73M X 2.39M) at widest
- BEDROOM 3 (5.22M X 4.73M) at widest
- HALLWAY (4.78M X 2.76M) at widest
- WC (2.03M X 1.11M) at widest
- LIVING ROOM (5.14M X 4.44M)
- MASTER BEDROOM (5.69M X 4.91M) at widest
- GROUND FLOOR HALLWAY (8.54M X 1.40M)
- EN-SUITE SHOWER ROOM (2.75MX 2.00M) at widest
- UTILITY ROOM / OFFICE (3.64M X 1.91M)

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 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 laser 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.



## Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review your property and provide you with an accurate price. You can find more information on our website.