1 The Mill Building, Edington Mill, Chirnside, TD11 3LE



- Riverside Townhouse
- Kitchen / Dining / Living Room
- Electric Heating & Double Glazing
- Attractive River Views
- Large Storage Room
- 3 Bedrooms (Master with En-suite)
- Bathroom & First Floor WC
- First Floor Balcony
- Integral Garage
- Stunning Location

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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. It is superbly located for countryside and hill walking with the dramatic Berwickshire coastline as well as a lovely selection of beaches only a short drive. 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:

This impressive property has been thoughtfully created as an extension to an existing mill conversion, resulting in a spacious three-bedroom townhouse arranged over three floors. The ground floor provides practical and well-designed space, including a large garage with electric roller door, a large storage room, and the main entrance, with the primary living areas situated above. On the first floor, a generous open-plan living, kitchen with fully integrated appliances and dining area benefits from dual-aspect windows and access to a balcony. This space enjoys some of the finest views within the development, overlooking the Whiteadder River and creating a strong connection with the surrounding natural environment. This level also features a bedroom and a WC. The second floor comprises two further double bedrooms and a family bathroom. The bright principal bedroom enjoys dual-aspect windows along with the added benefit of an en-suite shower room. The property is presented in clean, neutral decorative order throughout and is offered for sale fully furnished, making it an ideal option for new homeowners or those seeking a second home. This property can also provide a respite for those looking to escape the increasingly intensive southern heat.

EXTERNALLY:

The external space has parking with access to the garage. There is a balcony direct from the living room ideal for al-fresco dining. The surrounding land although not owned by the property is well-tended with seating and picnic benches to while the day away appreciating the surrounding wildlife and nature with idyllic walks along the river.

SERVICES:

Mains Electricity, Water. Communal Septic Tank. BT Internet Connection

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FLOOR PLAN:



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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ACCOMMODATION:

- ENTRANCE HALL (4.74M X 1.66M)
- EXTERNAL STORAGE (3.66M X 3.40M)
- 1st FLOOR HALLWAY (4.49M X 0.94M)
- WARDROBE (0.91M X 0.89M)
- KITCHEN/DINING/LIVING ROOM (6.88M X 4.60M)
- BEDROOM 2 (3.45M X 2.37M)
- BEDROOM 1 (4.67M X 3.86M) at widest
- INTEGRAL GARAGE (5.09M X 4.76M)
- 1st FLOOR LANDING (1.02M X 0.96M)
- BEDROOM 3 (2.84M X 2.43M)
- 1st FLOOR WC (1.41M X 0.90M)
- 2nd FLOOR LANDING (7.08M X 2.10M) including stairwell
- BATHROOM (2.53M X 2.07M) at widest
- EN-SUITE SHOWER ROOM (1.95M X 1.80M)

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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.

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