



1 THE RIVERVIEW, EDINGTON MILL, NR. CHIRNSIDE, TD11 3LE

- Ground Floor Apartment
- Living / Dining Room
- Utility Room
- Stunning Location
- 3 Bedrooms (Master en-suite)
- Breakfasting Kitchen
- Jack & Jill Bathroom
- Parking & Garage

OFFERS OVER £235,000

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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. Edington Mill is a secluded location with conversions and 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 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, restaurant and also with a great range of recreational facilities. Berwick upon Tweed has excellent transport links. The Berwick train station sits on the East Coast line with trains going from Berwick to London in under 4 hours and Berwick to Edinburgh or Newcastle in under 1 Hour.

DESCRIPTION

This ground floor luxury apartment forms part of a conversion of five properties creatively formed around an existing grain silo. A unique and commanding building which is nestled in the backdrop of the chiselled rock-face in this secluded Whiteadder valley. This stunning 3 bedroom apartment which extends to an impressive 174m² floor area is fitted throughout with quality fixture and finishes. The breakfasting kitchen is well fitted and includes integrated fridge, freezer, dishwasher, induction hob, extractor hood, oven and microwave as well as modern units and granite work surfaces. The jack and jill bathroom is modern and the extravagant master bedroom suite boasts an impressive en-suite bathroom with Jacuzzi bath and walk-in shower. The property also offers great accessibility being on the ground floor with large rooms and wider doors for disabled use. Viewing is highly recommended to appreciate this bright and spacious apartment and the quality of the finishes.

ACCOMMODATION

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|----------------------|---------------------------|
| ENTRANCE | (1.85M X 1.00M) |
| LOUNGE | (5.88M X 5.84M) |
| DINING AREA | (4.34M X 3.02M) |
| BREAKFASTING KITCHEN | (6.07M X 2.92M) |
| INNER CORRIDOR | |
| JACK & JILL BATHROOM | (3.50M X 1.68M) |
| BEDROOM 2 | (5.89M X 3.77M) at widest |
| UTILITY ROOM | (3.27M X 1.55M) |
| MASTER BEDROOM SUITE | (6.06M X 6.13M) at widest |
| EN-SUITE BATHROOM | (2.87M X 2.59M) |
| BEDROOM 3 | (4.79M X 3.08M) |

EXTERNALLY

Already set in a wonderful riverside location. The apartment's external space to the front of the property is mainly for parking with a private road continuing up to the garage block and the garden area for shared use.

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| GARAGE | (6.00M X 3.50M) |
|--------|-----------------|

SERVICES

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

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.