



6 The Mill Building, Edington Mill, TD11 3LE



- Townhouse Style Mill Conversion
- Kitchen / Diner / Family Room
- 3 Shower Rooms & Bathroom
- Secluded Location with River Views
- Ample Storage & Parking
- 3 Double Bedrooms
- Spacious Living Room
- Patio Direct from First Floor
- Lower Level Garage & Utility Area
- Abundance of Nearby Wildlife

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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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 2003. 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 line with trains going from Berwick to London in under 4 hours and Berwick to Edinburgh or Newcastle in under 1 hour.



### DESCRIPTION:

The property forms part of a stunning converted mill building and is set over four floors with views over the river. 6 The Mill Building is similar to a townhouse design with the large garage space and utility area on the lower level with the 3 double bedrooms, kitchen / diner, living room, ample storage, shower room, en-suite shower room, en-suite bathroom and a 'Jack & Jill' shower room. As the conversions date back to 2003 it is evident they were finished to a high standard. Viewing is highly recommended to appreciate the space this property has to offer.



### EXTERNALLY:

The external space around the property is mainly for parking with a side patio and private garden ground on the embankment with access direct from the kitchen / diner on the first floor. There is parking for several cars to the front of the large integral garage with electric roller doors. 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.

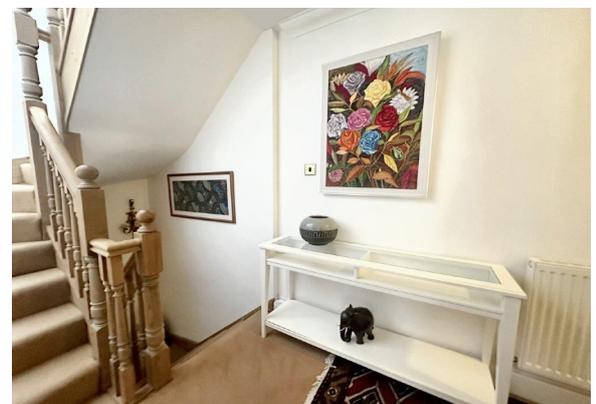


### SERVICES:

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

### 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



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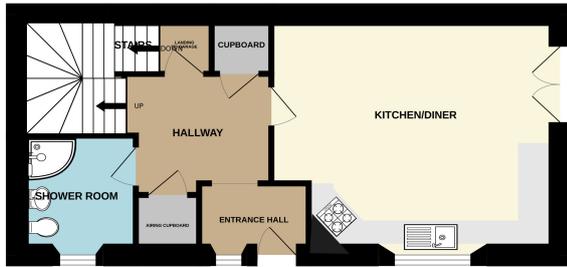


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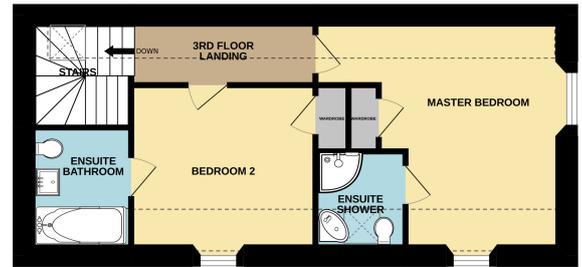
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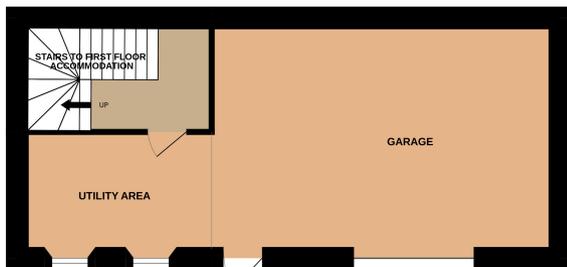
## FLOOR PLAN:



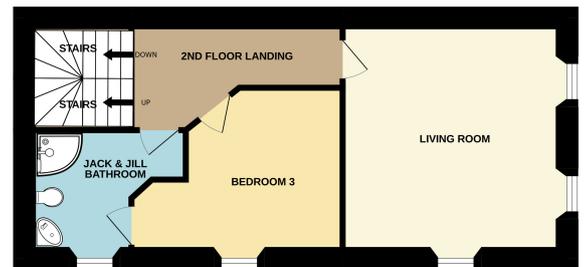
1ST FLOOR



3RD FLOOR



GROUND FLOOR



2ND FLOOR

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:

- GROUND FLOOR
- FIRST FLOOR
- INNER HALLWAY (2.37M X 1.94M)
- STORE (1.23M X 0.93M)
- SHOWER ROOM (2.31M X 2.16M)
- JACK & JILL BATHROOM (2.84M X 2.39M) at widest
- LIVING ROOM (4.56M X 4.43M)
- MASTER BEDROOM (4.71M X 4.63M) at widest
- BEDROOM 2 (3.39M X 3.11M)
- GARAGE / UTILITY / STAIRS (10.74M X 4.78M)
- ENTRANCE HALL (2.23M X 1.43M)
- KITCHEN / DINER (5.70M X 4.53M) at widest
- AIRING CUPBOARD (1.21M X 1.13M)
- SECOND FLOOR
- BEDROOM 3 (4.07M X 3.30M) at widest
- THIRD FLOOR
- EN-SUITE SHOWER (1.95M X 1.58M)
- EN-SUITE BATHROOM (2.42M X 1.69M)

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