




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

1 The Riverview
EDINGTON MILL, DUNS, BORDERS, TD11 3LE



1 The Riverview

EDINGTON MILL, DUNS



THE LOCATION

Edington Mill sits on the banks of Whiteadder Water. Sympathetically developed from its commercial roots into a tasteful and exclusive residential development. Edington Mill comprises of a range of period conversions and modern houses in landscaped grounds amidst the stunning scenery you would expect of the Scottish Borders.

The village of Chirnside lies two miles west of Edington Mill and comprises of two public houses, Co-op, post office/shop, butchers and a medical centre. Local schooling is also available at Chirnside Primary School.

The closeness to the A1 offers easy commuting both north and south, while Berwick-upon-Tweed is only a fifteen-minute drive away.



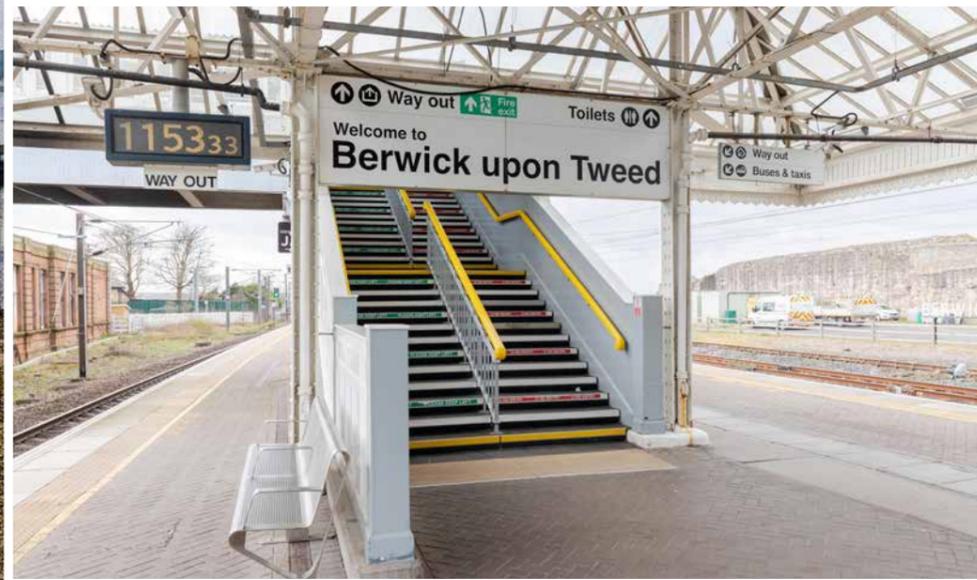
1 The Riverview

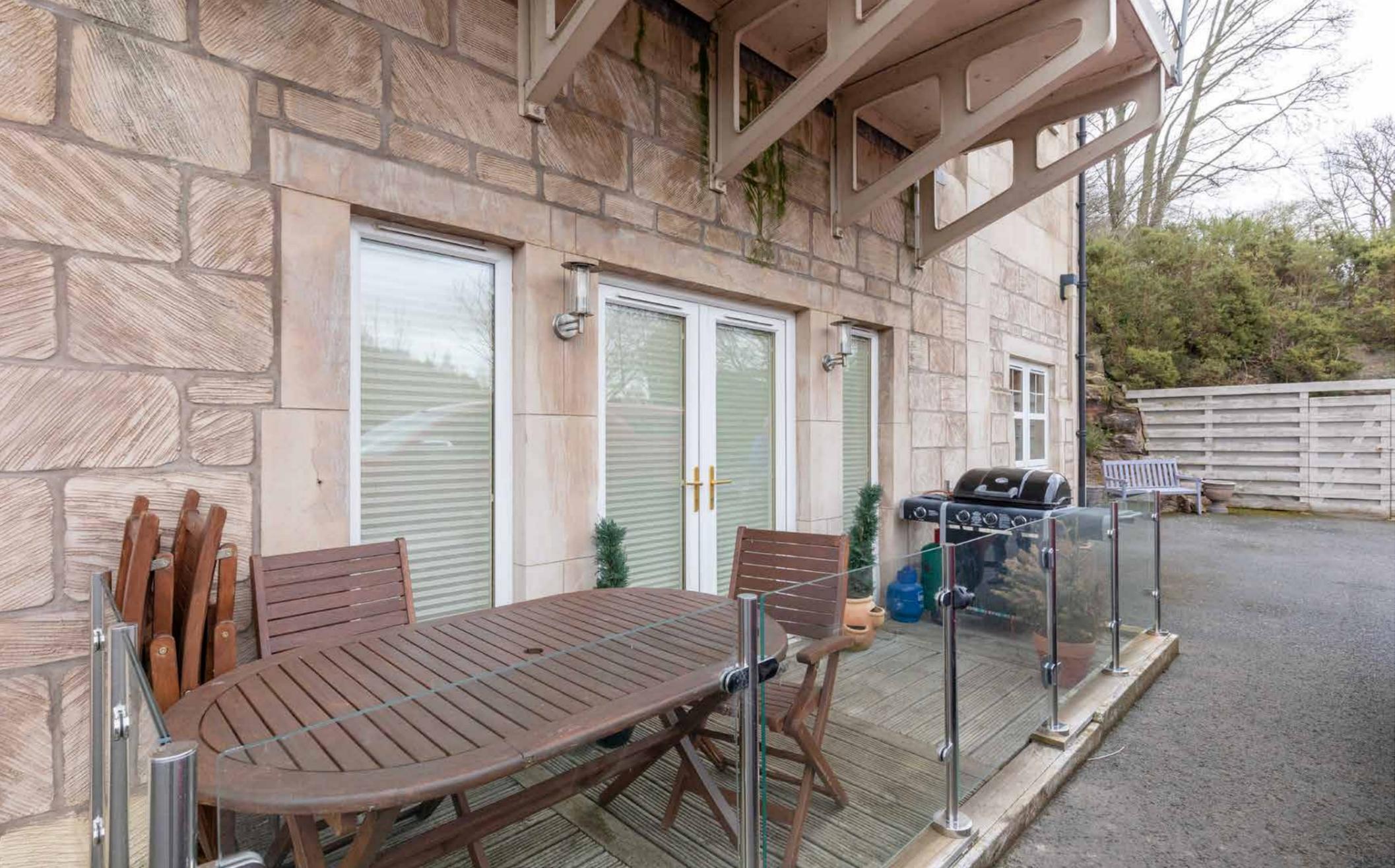
EDINGTON MILL, DUNS



The historic market town of Berwick-upon-Tweed is approximately 6 miles away and provides extensive facilities. These include a historic walled High Street and a mainline railway station with regular services to Edinburgh, Newcastle and London. The proximity to the train station gives this property tremendous potential as a holiday home.

Berwick's many facilities include a sports centre, swimming pool, theatre, rugby club and Berwick Rangers Football Club. There are two golf courses including an open qualifying course. Secondary schooling is available at Berwick Academy and the nearby private school at Longridge Towers.





1 The Riverview

EDINGTON MILL, DUNS

Some properties really take your breath away and McEwan Fraser Legal are delighted to bring this truly stunning three-bedroom apartment to the market. The property enjoys a ground floor position in an original grain silo which has been converted into five luxury apartments. The ground floor position makes for an easily accessible property with parking and a garage close at hand. Internally, the extents to over 170 square meters and covers the whole of the ground floor. The proportions on offer give an incoming purchaser tremendous flexibility to adapt the property to individual taste and requirements. Presented in walk-in condition, the property is a credit to the current owners and enjoys a very high-quality finish throughout.

First impressions are everything and you will not be disappointed as you walk into the superb reception space. The first thing that catches your eye is the sheer scale of the lounge and the attached dining room. Neutrally decorated and finished with strip wood flooring, this is a naturally bright and engaging space. The proportions ensure that there are plenty of different potential furniture configurations. A dining kitchen sits immediately adjacent to the lounge. The kitchen comprises a full range of bases and wall mounted units finished with granite work surfaces and there is a full range of integrated appliances.



THE PROPERTY



1 The Riverview

EDINGTON MILL, DUNS



KITCHEN/DINER

1 The Riverview
EDINGTON MILL, DUNS

1 The Riverview
EDINGTON MILL, DUNS



1 The Riverview
EDINGTON MILL, DUNS

“...the sheer scale of the lounge and the attached dining room. Neutrally decorated and finished with strip wood flooring, this is a naturally bright and engaging space...”



LOUNGE/DINING AREA

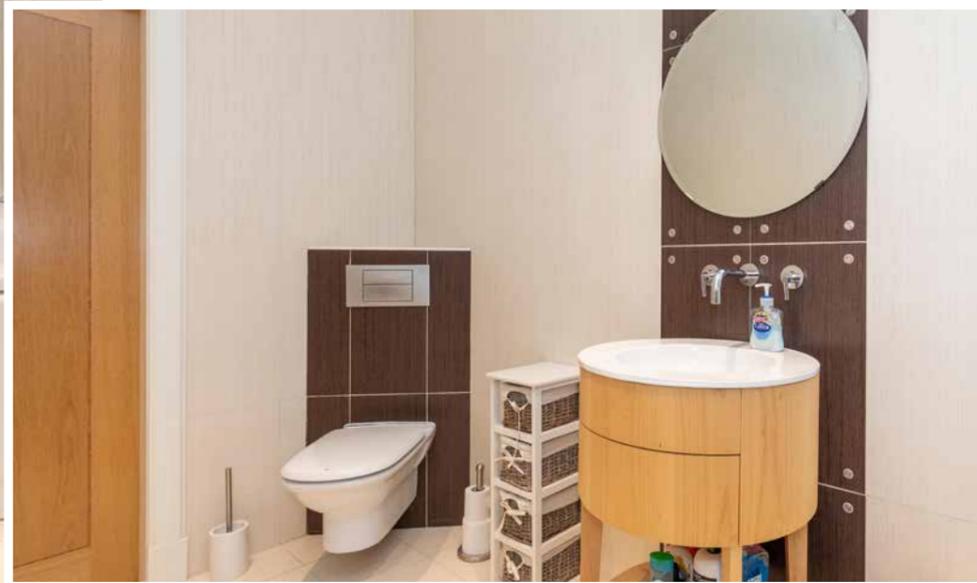


1 The Riverview
EDINGTON MILL, DUNS



The property enjoys three very spacious double bedrooms. The master is a particularly bright dual aspect room that includes a large integrated wardrobe and plenty of additional space for free standing furniture. The master bedroom also enjoys an attached en-suite bathroom which includes a jacuzzi bath and a large shower. The second and third bedrooms also included integrated wardrobes. The internal accommodation is completed by a further bathroom and a utility room. The bathroom is fully tiled and finished to an exacting standard with a contemporary white suite and shower over bath.

The property must be seen to be fully appreciated, internal viewing is highly recommended.



BEDROOMS & BATHROOMS





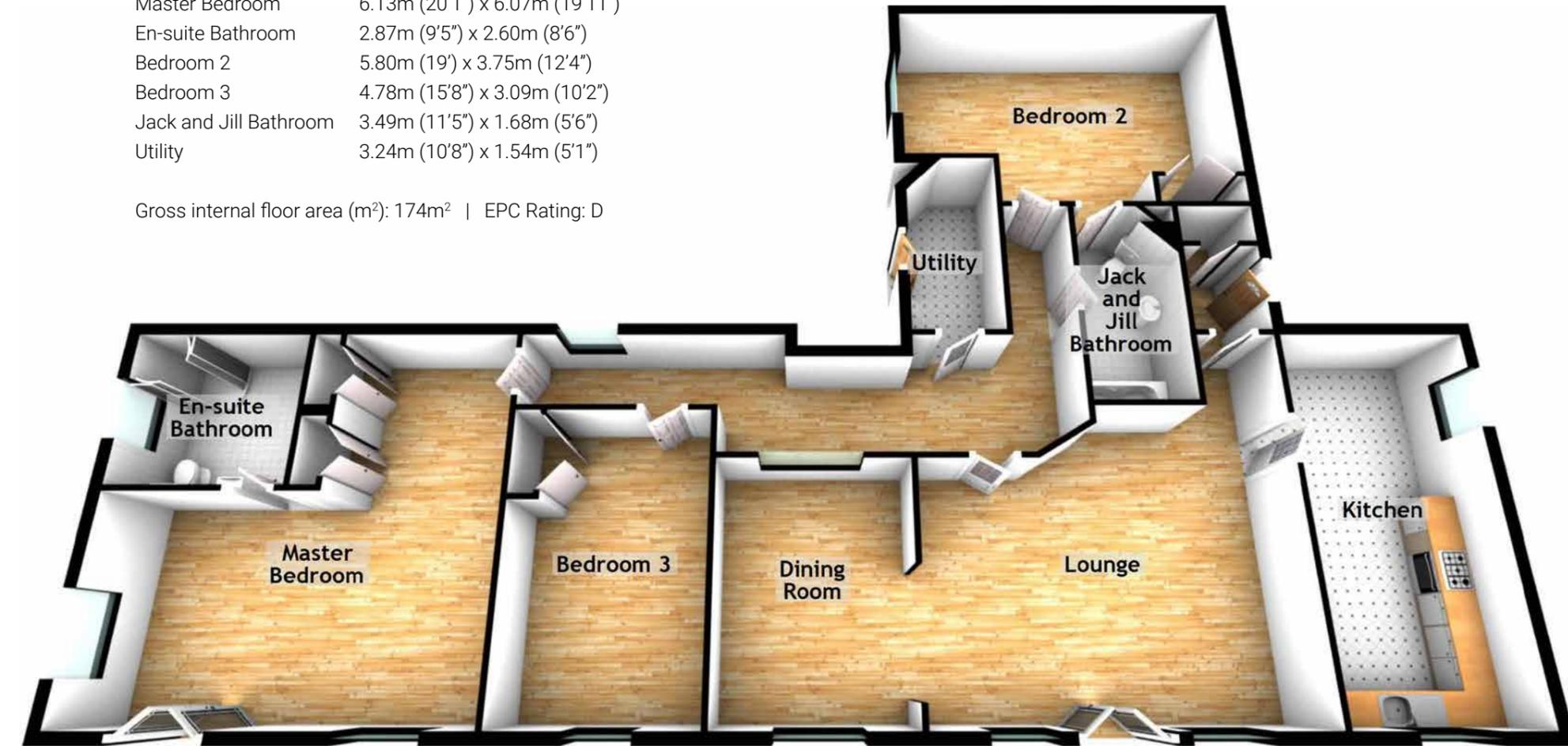
1 The Riverview

EDINGTON MILL, DUNS

Approximate Dimensions (Taken from the widest point)

Lounge	5.87m (19'3") x 4.86m (15'11")
Dining Room	4.24m (13'11") x 3.03m (9'11")
Kitchen	6.07m (19'11") x 2.91m (9'7")
Master Bedroom	6.13m (20'1") x 6.07m (19'11")
En-suite Bathroom	2.87m (9'5") x 2.60m (8'6")
Bedroom 2	5.80m (19') x 3.75m (12'4")
Bedroom 3	4.78m (15'8") x 3.09m (10'2")
Jack and Jill Bathroom	3.49m (11'5") x 1.68m (5'6")
Utility	3.24m (10'8") x 1.54m (5'1")

Gross internal floor area (m²): 174m² | EPC Rating: D



FLOOR PLAN

1 The Riverview

EDINGTON MILL, DUNS



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer