





## 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.



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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.





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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



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KITCHEN/DINER

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“...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**



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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



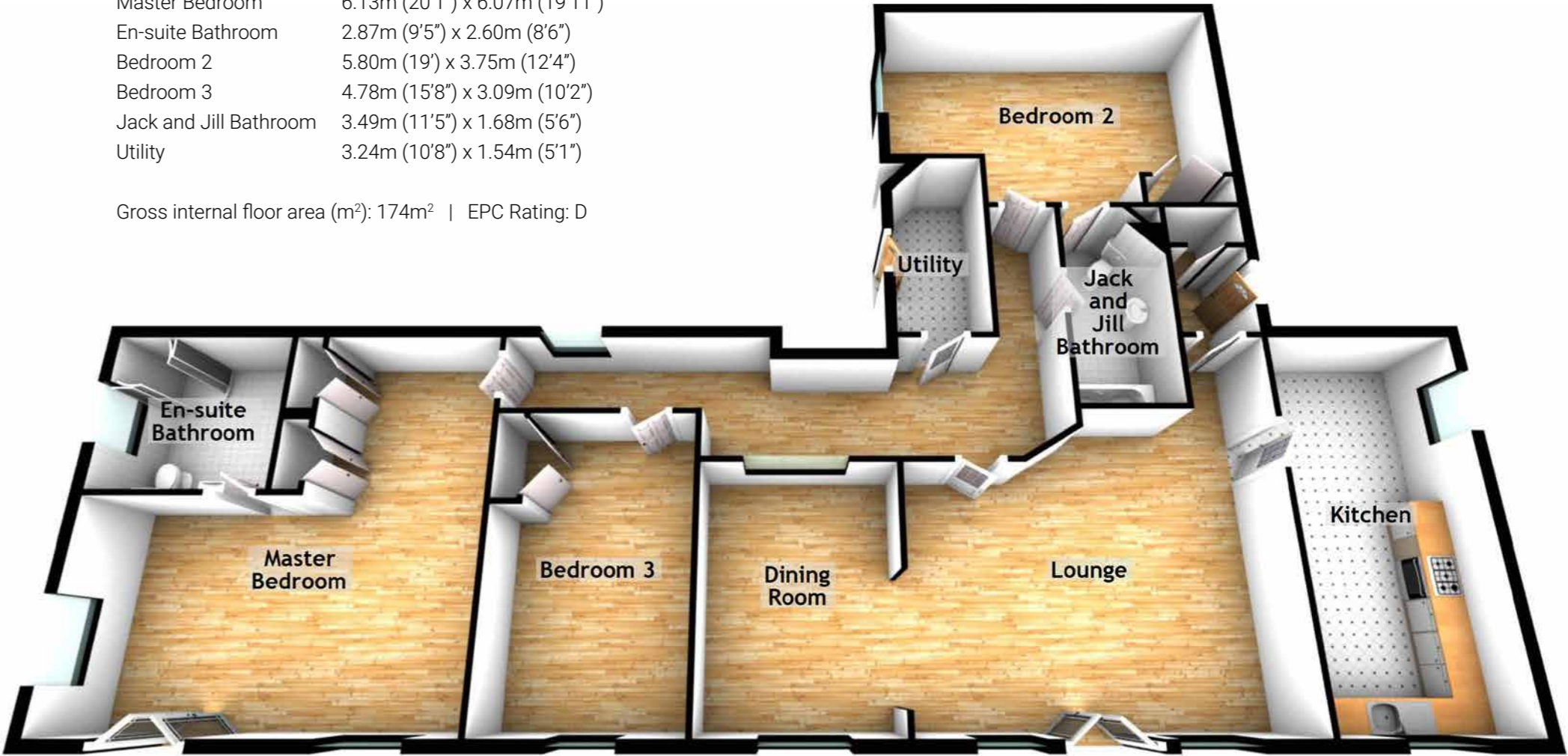


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Approximate Dimensions (Taken from the widest point)

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 (m<sup>2</sup>): 174m<sup>2</sup> | EPC Rating: D



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FLOOR PLAN



# **McEwan Fraser Legal**

## Solicitors & Estate Agents

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