




McEwan Fraser Legal

Solicitors & Estate Agents

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2 Edington Mill Cottages

CHIRNSIDE, DUNS, BORDERS, TD11 3LE

THE LOCATION



The popular Scottish Borders village of Chirnside is situated between the A1 and the A697, only 7 miles east of Duns and providing easy commuting to Edinburgh and is an ideal base to reach many of the neighbouring towns. Local amenities include a primary school, Co-op, local pub, church and a medical centre.

With Coldingham on the coast, a thriving community which offers a range of local

services including pubs, shops, primary school and doctor's surgery, less than 20 minutes drive. Only a few miles east is the village of Reston which has a local shop and a primary school. The town of Eyemouth is approximately 10 miles to the south and provides a wide range of facilities including a medical centre, dentist and leisure centre with swimming pool. Coldingham Sands and St. Abb's Head lie about a mile and a half to the East and Berwick upon

Tweed is a short drive to the south, providing further facilities, including a mainline railway station with regular services to Edinburgh, Newcastle and London.

There is a newly built secondary school in Eyemouth and a range of private educational establishments in East Lothian and Edinburgh.



THE PROPERTY

An excellent opportunity has arisen to acquire this unique three bedroom semi-detached cottage, making for an ideal family home located within the vicinity of the peaceful Scottish Borders town of Chirnside. Viewing of this property is highly recommended.

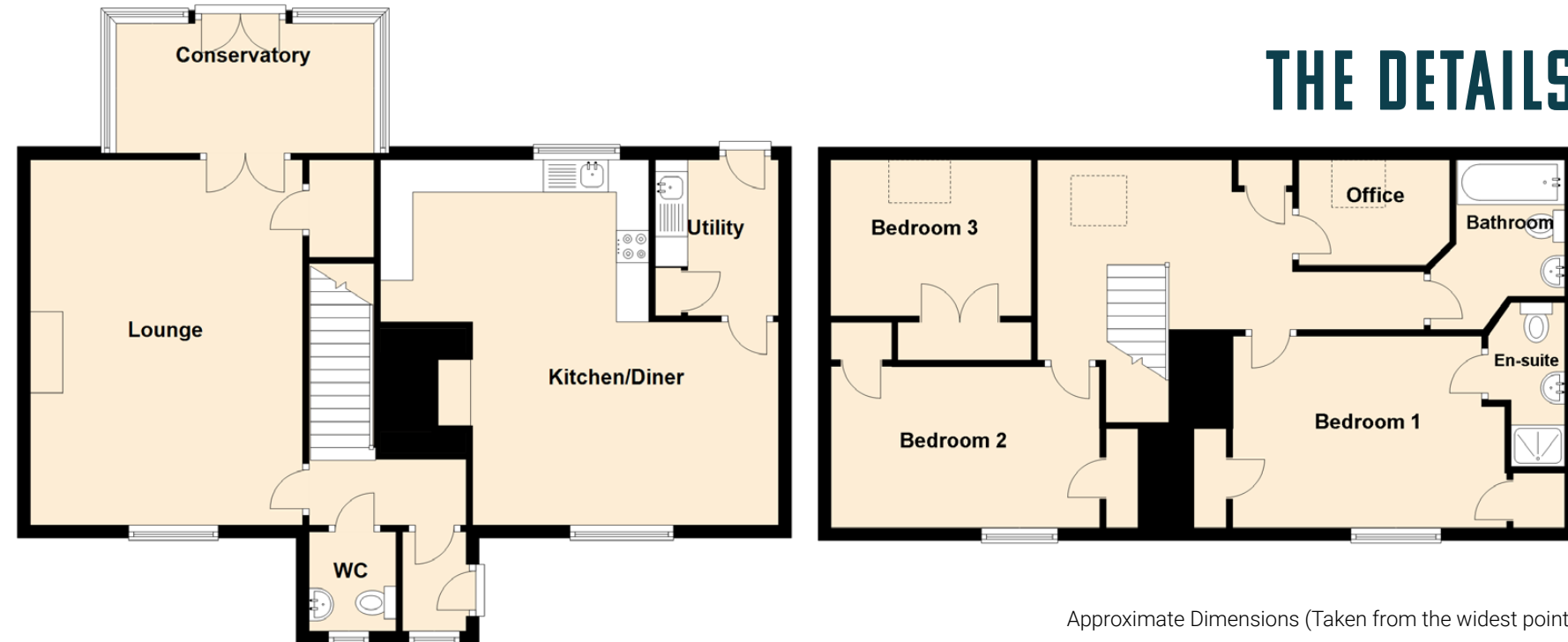
Internally this accommodation is in excellent decorative order, while briefly consisting of on the ground floor: entrance vestibule, an internal hallway with a two-piece WC, a bright and spacious lounge with a feature log burning stove and access to the conservatory through double patio doors, which also provides access to the rear garden and an open plan, partially tiled kitchen/diner with an original range cooker, a range of integrated appliances including a ceramic hob, extractor hood, double oven/grill and dishwasher as well as a utility room with storage cupboard and further access to the rear garden. On the first floor: landing with a linen cupboard as

well as a Velux window, master bedroom with a built-in wardrobe, a storage cupboard and a three-piece, partially tiled en-suite shower-room with a double shower cubicle and an extractor fan and two further double bedrooms, one of which has a built-in wardrobe and a storage cupboard, while the other has a Velux window. There is a three-piece, partially tiled family bathroom with Velux window as well as a home office with a further Velux window offering optional use as a guest bedroom or a dressing room.

This property also benefits from oil fired central heating system, timber framed double glazed windows and a private garden to the front as well as a secure split level rear garden with a patio area to the rear. There is a residents carpark, accommodating for residents and visitors alike, as well as the potential of erecting a garage if desired.



THE DETAILS



Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	5.63m (18'6") x 5.25m (17'3")
Lounge	5.63m (18'6") x 4.20m (13'9")
Conservatory	3.98m (13'1") x 2.00m (6'7")
Utility	2.40m (7'10") x 1.90m (6'3")
Bedroom 1	4.86m (15'11") x 3.00m (9'10")
Bedroom 2	4.20m (13'9") x 2.52m (8'3")
Bedroom 3	3.13m (10'3") x 2.43m (8')
Bathroom	2.13m (7') x 1.08m (3'7")
En-suite	2.56m (8'5") x 1.02m (3'4")
WC	1.53m (5') x 1.34m (4'5")
Office	2.36m (7'9") x 1.65m (5'5")

Gross internal floor area (m²): 144m²

EPC Rating: D



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>




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