



# 1 The Mews

Edington Mill, Chirnside, TD11 3LE

Offers In Excess Of £160,000

Ref: 195

We are delighted to offer for sale, this well presented five bedroom end-terraced house, which is located within this exclusive development, with fine open views of the Whiteadder River and surrounding countryside.

The property is finished to a very high standard, with all the modern facilities that you would expect in a property today, which includes full central heating, double glazing, the main reception rooms and halls have solid oak flooring. Modern kitchens and quality bathrooms.

The accommodation is set on four floors, with the ground floor consisting of a large integral garage and a hall with stairs to the first floor. The living room is located on the first floor level with French doors onto a balcony to take advantage of the views. Top of the range beech kitchen with integrated appliances and space for a table and chairs, door to the utility room and there is a cloakroom. On the second floor level are three bedrooms, two of which are double and both have en-suite facilities. On the upper floor level is a further two double bedrooms both with en-suites. Garden to the rear of the house. This property would make a stunning family home.

The nearest town is Chirnside, some two miles from the property, which contains shops, schooling and public houses. Berwick-upon-Tweed is eight miles away where there is more varied shopping and contains a railway station.



**Entrance hall**

10'5 x 9'6 (3.18m x 2.90m)

Partially glazed entrance door with a window to the side giving access to the hall, which has stairs to the first floor level. Central heating radiator and a door to the garage.

**Integral garage**

32' x 22' (9.75m x 6.71m)

A large double garage with a roller door to the front giving vehicular access. Lighting and power connected.

**First floor landing**

26' x 5' (7.92m x 1.52m)

Stairs to the second floor landing with a built-in under stairs cupboard. Central heating radiator and window to the front and two power points.

**Cloakroom**

6'6 x 3'1 (1.98m x 0.94m)

Fitted with a modern two piece suite which includes a low-level toilet and wash hand basin with mirror and light above. Heated towel rail.

**Living room**

21'2 x 13'1 (6.45m x 3.99m)

A spacious living room with oak flooring and double French doors onto a balcony to take advantage of the views of the surrounding countryside and the river. Two central heating radiators, television and telephone points, Eight power points and double doors to the kitchen.

**Kitchen/Breakfast Room**

12'2 x 13' (3.71m x 3.96m)

Fitted with an excellent range of beech wall and floor modern kitchen units with black granite worktop surfaces. Stainless steel sink below the double window to the rear. Four ring induction hob with cooker hood above, built-in double oven, integrated fridge, freezer and dish washing machine. Central heating radiator. Six power points, a television point and a telephone point. Door to the utility room.

**Utility room**

6'6 x 8'2 (1.98m x 2.49m)

Built-in cupboard housing the central heating boiler, plumbing for an automatic washing machine and an entrance door to the rear garden. Two power points and a door to the first floor landing.

**Second floor landing**

11'5 x 5' (3.48m x 1.52m)

With a built-in airing cupboard housing the hot water tank. Stairs to third floor level.

**Bedroom 1**

15'6 x 13'1 (4.72m x 3.99m)

A generous double bedroom with a built-in double wardrobe. Built-in recess for the position bed with lighting above and a shelved recess either side. Double window to the front and a central heating radiator. Telephone point, television point and six power points. Door to the en-suite bathroom.

**En-suite bathroom**

8' x 10'5 (2.44m x 3.18m)

Fitted with a quality white four piece suite, which includes a large walk-in shower cubicle, a jacuzzi bath with a shower attachment, a toilet and a wash hand basin with a large mirror above with lighting. Heated towel rail.

**Bedroom 2**

11'9 x 13'1 (3.58m x 3.99m)

Another double bedroom with a double window to the rear and a central heating radiator. Television point, telephone point and eight power points. Door to the bathroom.

**Bathroom**

9'5 x 8' (2.87m x 2.44m)

Modern white bathroom suite including a corner bath with a shower and screen above. Wash hand basin with mirror and light above. Low-level toilet and heated towel rail. Frosted window to the rear and the door to the second floor landing.

**Bedroom 3**

11'4 x 8'1 (3.45m x 2.46m)

A single bedroom with a window to the front and a central heating radiator. Television point, a telephone point and six power points.

**Third floor landing**

8'8 x 4'7 (2.64m x 1.40m)

Access to the loft via a loft ladder.

**Bedroom 4**

16'5 x 12'3 (5.00m x 3.73m)

Large double bedroom with two Velux windows to the front and a central heating radiator. Six power points, a television point and a telephone point. Door to en-suite.

**En-suite shower room**

12'5 x 8'9 (3.78m x 2.67m)

Fitted with a white three-piece suite which includes a shower cubicle, a wash hand basin with mirror and light above and a toilet. Velux window to the front and a heated towel rail.





### Bedroom 5

15'2 x 12'4 (4.62m x 3.76m)

Another double bedroom with a velux window to the rear, central heating radiator, six power points and a television point.

### En-suite shower room

8'8 x 8'8 (2.64m x 2.64m)

White three-piece suite which includes a toilet, corner shower cubicle and wash and basin. Velux window to the rear and a heated towel rail.

### Gardens

Lawn garden to the rear which offers potential to do further landscaping.

### General information

Full double glazing.

Full LPG central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Energy Rating D (56)

### Agency Details

#### OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

#### FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

#### VIEWING

Strictly by appointment with the selling agent.



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