

# 5 The Riverview, Edington Mill, Berwickshire

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# Beautifully presented **penthouse apartment with roof terraces** and spectacular views of the Whiteadder Valley.

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## Summary of accommodation

Access from lane to hallway | Open plan kitchen/dining/sunroom | Sitting room | TV/family room

Five bedrooms | Four bath/shower rooms (two en suite) | Two family bathrooms/en suites | Study area | Balconies and roof terraces

Two sets of stairs | Utility room | Store room (with access to common spaces) | circa 3,600 sq ft (TBC)

Private parking and woodland copse

For sale as a whole

## Distances

Edinburgh 51 miles, Duns 8 miles, Berwick-upon-Tweed 8 miles

(All distances and times are approximate)



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## Situation

The Riverview is one of five exclusive, luxury apartments set in the secluded Whiteadder Valley. The gentle murmur of the river, a well-known salmon-fishing stream, mingles with birdsong in this extraordinarily peaceful setting. Created from the established Edington Mill granary, the location is only some 8 miles from Berwick-upon-Tweed (with its intercity rail connections both north and south) and 51 miles from Edinburgh and its international airport. Berwick-upon-Tweed and Duns have a good selection of shops and local facilities. There are good local schools including Berwickshire High School at Duns and private schooling at Longridge Towers just outside Berwick-upon-Tweed. The surrounding countryside is famed for its beauty and has a wealth of sporting and recreational opportunities. The Berwickshire, East Lothian and Northumberland coast is close by and is famous for its sandy beaches, rugged coastline and links golf courses. The scenic Lammermuir and Cheviot Hills are within easy reach. The Riverview is therefore an ideal base for those who enjoy the outdoors, with wildlife, geology and paleontology, fishing, walking, cycling and golf, yet still having access to nearby town and city.

## Directions

Approaching from Duns, follow the A6105 to Chirside and continue on the same road around the village, passing the entrance to the Chirside Hall Hotel on the left. Approximately a ½ mile further, turn right at the Edington signpost. Satellite Navigation systems will general direct to the centre of the TD11 3LE postcode, which is a large farm called Edington Mains. The next building is Edington Mill (and 5 The Riverview) and is a short distance after the farm on the left hand side of the lane.

Approaching from the A1 south of Berwick-upon-Tweed, follow the A6105 through the village of Foulden to the left turn at the Edington signpost.

Approaching on the A1 from Edinburgh follow signs for Duns/Chirside then continue as above to the Edington sign.





## The property

The Riverview is a superbly presented and beautifully finished five bedroom penthouse apartment occupying the whole of the fifth and sixth floors of what was originally the granary at Edington Mill. The south-facing balconies and spacious roof terraces make the most of the exceptional views with the valley's rocky crags and the Whiteadder River below and the surrounding Berwickshire countryside. It is an incredibly peaceful location which, after dusk, enjoys dark skies.

The whole apartment is double glazed; all the bath/shower rooms have under-floor heating. The south-facing and strikingly spacious open-plan kitchen/dining/sitting/sun room has direct access to the roof terraces from which the views and surroundings can be enjoyed throughout the day. The main bedroom has its own south and west facing wrap-around balcony which makes the most of the late afternoon and early evening sun. The sitting room also has a balcony. The kitchen/breakfast room is well-equipped with an induction hob, double oven, microwave, dishwasher and wine cooler. There is a washer dryer in the utility room.

Outside there is private parking and a small area of woodland. The four apartments and penthouse in the block share the factoring and operate their own bank account.





The Riverview can make an ideal home, an easily maintained second home or an investment with the potential to produce significant income.

(See floor plans for room layout and dimensions)

## Services

Mains water and electricity; private, shared drainage system. Gas fired central heating system (bulk LPG tank). Centralized vacuuming system. These services have not been tested and therefore there is no warranty from the agents. Common stairway.

## Outgoings

The Riverview - Council Tax Band G

Local authority - Scottish Borders Council, Newtown St Boswells, Melrose, TD6 0 SA

Contribution to cost of SEPA testing and inspections of drainage system, currently £250 per annum.

## Conditions of sale

### 1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

### 2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

**Approximate Gross Internal Floor Area**

**3322.8 sq ft / 308.7 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



**First Floor**







## Entry

By arrangement.

## Guide Price

in excess of £565,000

## EPC

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## Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## Closing date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2022. Photographs dated July 2022.

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