# 3 Swinton Mill

Swinton, TD12 4JS

## Offers Over £295,000

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Situated in a desirable rural location close to the popular village of Swinton, this attractive stone built, single storey steading conversion offers spacious and well proportioned accommodation, making it an ideal home for families, those seeking to downsize or retire. The property has been well maintained throughout, creating accommodation that is ready to walk into. The property benefits from oil fired central heating and double glazing throughout.

The welcoming interior comprises an entrance hall with two storage cupboards and a cloakroom, spacious dual aspect lounge with double French doors at the front and a window at the rear overlooking the garden, a well appointed kitchen/breakfast room fitted with an excellent range of cream shaker units with integrated appliances and ample space for a table and chairs.

There are three spacious double bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room. A contemporary family bathroom completes the accommodation, featuring a modern shower bath.

Externally, the property has a small garden at the front and an enclosed rear garden, providing an ideal space for outdoor relaxation and entertaining, together with ample parking.

The property enjoys a convenient yet a peaceful location, approximately 1.9 miles from Swinton, 6 miles from Duns, 10 miles from Kelso, 4 miles from Coldstream and 13 miles from Berwick-upon-Tweed, offering access to a range of local amenities, shops and services.

Combining traditional stone built character with comfortable single level living, this appealing property offers a versatile opportunity in the Scottish Borders.

Contact our Berwick-upon-Tweed office to arrange a viewing.

## Entrance Hall
Glazed entrance door giving access to the hall which has a built-in airing cupboard housing the hot water tank, a cupboard housing the electric meters and access to the loft. A cloaks hanging area, two central heating radiators, window to the side of the property, recessed ceiling spotlights and four power points.

## Cloakroom
5'8 x 5'2 (1.73m x 1.57m)
Fitted with a white suite which includes a toilet and a wash hand basin. Frosted window at the front and a central heating radiator.

## Lounge
15'1 x 17'1 (4.60m x 5.21m)
A spacious dual aspect reception room with double French doors at the front and a triple window at the rear overlooking the garden. Central heating radiator, a television point and eight power points.

## Kitchen/Breakfast Room
13'7 x 16'7 (4.14m x 5.05m)
A large kitchen which is fitted with a superb range of cream shaker wall and floor units with wood effect worktop surfaces incorporating a breakfast bar. The kitchen incorporates a drinks cupboard with a glass display unit, a built-in double oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic and dish washing machines. (All white goods can be bought by separate negotiation). One and a half bowl stainless steel sink and drainer below the window at the front, there is also a window at the rear. Recessed ceiling spotlights, a central heating radiator and twelve power points.

## Bedroom 1
19'8 x 15'7 (5.99m x 4.75m)
A large double bedroom with two windows at the side and two central heating radiators. Two double and two triple freestanding cream shaker wardrobes offering excellent storage. Eight power points.

## En-Suite Shower Room
7'6 x 5'7 (2.29m x 1.70m)
Fitted with a white three-piece suite which includes a corner shower cubicle, a toilet and a wash hand basin with a mirror and shaver socket above. Velux window to the side and a heated towel rail.

## Family Bathroom
8'5 x 5'6 (2.57m x 1.68m)
Modern white three-piece suite which includes a shower bath with a shower and screen above, a wash hand basin with a mirror above and a double shaver socket to the side. Toilet, a heated towel rail, a velux window to the side and recessed ceiling spotlights.

## Bedroom 2
14'11 x 13'2 (4.55m x 4.01m)
A generous double bedroom with a triple window to the side, a central heating radiator and freestanding cream wardrobes. six power points.

## Bedroom 3
9'9 x 14' (2.97m x 4.27m)
Another double bedroom with a window at the front, a central heating radiator and six power points.

## Garden
Small garden at the front and an enclosed garden to the rear of the property which has been landscaped for ease of maintenance, with gravelled and decked sitting areas, a lawn and a garden shed. 'Off road' parking for two cars.

## General Information
Full double glazing.
Full oil fired central heating.
All fitted floor coverings are included in the sale.
Council Tax Band: E
EPC - C

## Agency Details
OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30
Saturday 9.00 - 12.00

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 and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

Ground floor
1330 sq.ft. (123.5 sq.m.) approx.

TOTAL FLOOR AREA : 1330 sq.ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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