



## 7 Swinton Mill

Swinton, Berwickshire, TD12 4JS

**O.I.R.O £159,950**

Ref: 31

Located within this exclusive steading development approximately one mile from the much sought after Swinton village, this beautifully presented stone built two bedroom house would make a superb permanent residence, or as a holiday home.

The house has been immaculately maintained which has the benefits of double glazing, oil fired central heating and solid oak flooring on the ground floor. The attractive exterior features three arched openings ensuring that the accommodation is bright and airy. On the ground floor is an open plan kitchen/living room with an excellent range of modern units, a breakfast bar and built-in appliances and there is a cloakroom. On the first floor are two double bedrooms and a modern family bathroom.

Good sized enclosed garden to the rear, which has been landscaped for ease of maintenance.

Viewing is highly recommended.





### Entrance Hall

5'9 x 9'4 (1.75m x 2.84m)

Eight pane entrance door with a glass panel to either side giving access to the entrance hall. The hall has solid oak flooring, a central heating radiator and a cupboard housing the fuse box. Stairs to the first floor landing and a door to the living room.

### Open Plan Living Room/Kitchen

25'10 x 16'6 (7.87m x 5.03m)

A stunning open plan kitchen/ living room with two large arched windows to the front with window seats below and solid oak flooring. The kitchen area is fitted with an excellent range of modern white base kitchen units, with matching worktop surfaces with a brick effect tiled splash back. There is a peninsular breakfast bar, circular stainless steel sink and drainer and a built-in oven, four ring ceramic hob with a cooker hood above. Three central heating radiators a window and double French doors to the rear garden. Television point and fifteen power points.

### Cloakroom

4'10 x 3'10 (1.47m x 1.17m)

Fitted with a white two piece suite, which includes a toilet and a wash hand basin.

### First Floor Landing

20'6 x 3'10 (6.25m x 1.17m)

Two windows to the rear. Central heating radiator. Two power points.

### Bedroom 1

16'4 x 9'8 (4.98m x 2.95m)

A generous double bedroom with a window and a velux to the front and a window to the rear. Central heating radiator. Eight power points.

### Bathroom

12' x 6'10 (3.66m x 2.08m)

Fitted with a modern white three piece suite, which includes a toilet, wash hand basin, bath with a shower and screen above. Double shaver socket. Heated towel rail. Inset spot lights and access to

the loft.

### Bedroom 2

12'1 x 13' (3.68m x 3.96m)

A double bedroom with a useful built-in storage cupboard and a window and a velux to the front. Central heating radiator. Television point and six power points.

### Gardens

Fully enclosed garden to the rear which have been landscaped for ease of maintenance. There are gravelled and patio sitting areas. Timber garden shed.

### General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band C.

Energy Rating C (74)

### Home Report

To access the Home Report, please log onto the below website and enter the reference number and postcode supplied below:

[www.packdetails.com](http://www.packdetails.com)

Reference: HP500432

Postcode: TD12 4JS

### Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

FIXTURES & FITTINGS

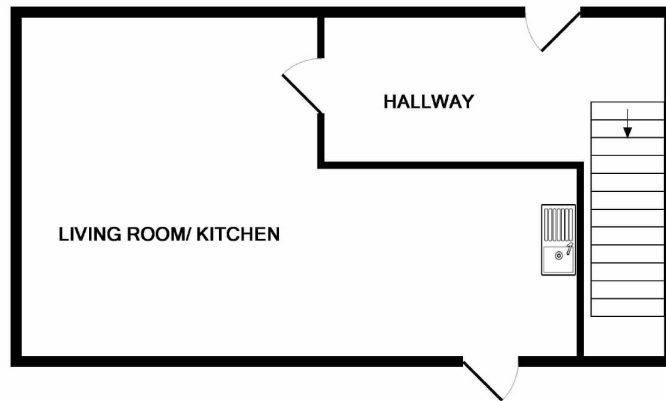
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

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

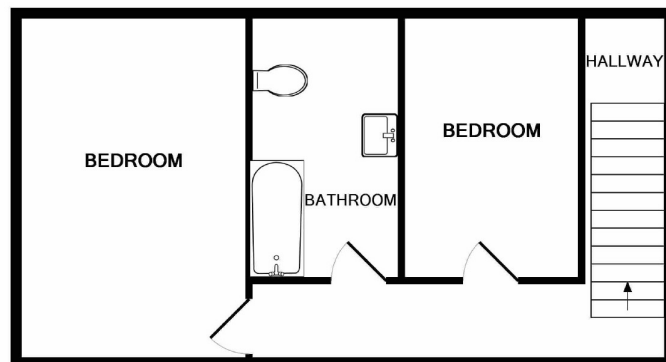
VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR  
APPROX. FLOOR  
AREA 42.5 SQ.M.  
(458 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.5 SQ.M.  
(458 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.1 SQ.M. (916 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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