



# Coniston House & Coniston Cottage, 1-3 Whittingham Road, Glanton

Offers Over £375,000

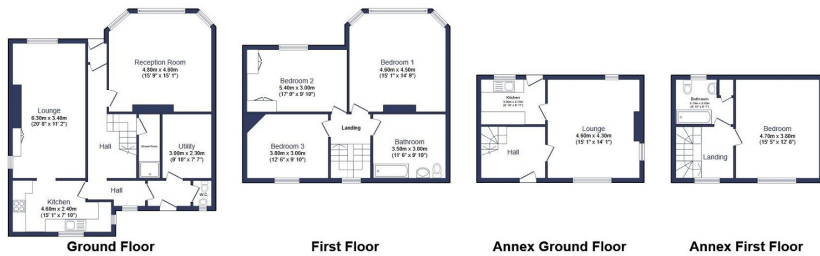
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- An Impressive Period Opportunity
- Three Double Bedroom Home
- Double Reception Room, Kitchen & Utility Room
- Block Of Four Garages Included
- No Onward Chain
- Stone Built Home With Attached Annexe
- Family Bathroom, Separate Shower Room & Downstairs WC
- One Double Bedroom, One Reception Room Annexe - Income Potential
- Enclosed Gardens
- Great Decorative Order Throughout



We have a substantial 3x double bedroom semi-detached house for sale with the added bonus of an attached semi-detached annexe which is a completely separate dwelling that would make a perfect granny annexe or ideal holiday-let investment opportunity - its proximity to the vast open landscapes of the national park and the Scottish borders 'just up the road' is surely an attraction in itself. The main dwelling is arranged over two spacious floors that includes two sizeable reception rooms, a spacious kitchen with separate utility space, as well as a family bathroom, a separate shower room on the half landing along with a WC by the back door - this property includes a block of four garages & an enclosed rear garden. The neighbouring annexe offers generous proportions, with its own front door, a large double bedroom along with a dual-aspect living room offering wonderful views to the West. The galley-style kitchen grants access to your own enclosed rear courtyard garden.



Total floor area 209.8 sq.m. (2,258 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

