

**Annan**

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## 7 Rowanburn, Canonbie, DG14 0RQ

**Guide Price £80,000**



REDUCED PRICE £10k below Home Report valuation - Two bedroom terraced property situated in quiet semi-rural location on the outskirts of Canonbie. The property is in need of renovation and modernisation but offers great potential and scope for upgrading. The property benefits from garden and parking area to rear. This property has excellent potential as an investment or holiday let property and viewing to realise its potential comes highly recommended.



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Canonbie, DG14 0RQ

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## Accommodation

Living Room, Kitchen, Downstairs Bedroom, Downstairs Shower Room and Upstairs Bedroom.

## Outside

Adopted brick built shed to front of property.

To rear is a garden area mainly in grass with flower and shrub borders. Paved parking area.

## Features

- Located in quiet hamlet
- Semi-rural living
- Downstairs bedroom and shower room
- Garden and parking area to rear
- Renovation project
- Ideal location for investors of holiday let.



### Situation

Rowanburn  
This is an old coal mining community hamlet just on the outskirts of the village of Canonbie.

Canonbie  
This is a small village set by the River Esk in Dumfries & Galloway that is situated 2 miles from the Scottish/English Border. Langholm is 6 miles away, Longtown is 9 miles away and Gretna is 9.4 miles away and Canonbie is located on the A7 road which goes from Carlisle to Edinburgh and is on a bus route. The River Esk makes Canonbie a popular fishing destination and has an array of other outdoor activities. Canonbie has a small store and Post Office, church, public hall, Primary school and Doctors Surgery. Larger amenities are less than 10 miles away including retail, leisure facilities and commuter links.

Langholm  
Langholm, also known colloquially as the 'Muckle Toon', is a burgh in Dumfriesshire in southern Scotland. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. It is the traditional seat of Clan Armstrong with its most famous descendant being Neil Armstrong, the first man to walk on the Moon. Langholm sits 8 miles North of the Anglo-Scottish Border on the A7 road between Edinburgh and Carlisle. Edinburgh is 73 miles to the north, Newcastleton is around 10 miles to the East and Carlisle 19 miles to the South.

Langholm has and picturesque landscapes and is an ideal staycation country. Leisurely riverside walks can be taken by River Esk and there is a choice of woodland walks or hiking or biking on Langholm Moor.

Description  
7 Rowanburn is a terraced property nestled in a lovely small private row of properties in quiet area with small park. The property offers electric heating and double-glazing. The property will need renovated and upgraded but oozes appeal for its location. Renovated this property could make a popular holiday let/Air B & B in lovely location which has an array of places of interest to visit and is surrounded by countryside.

Fixtures and Fittings  
All floor coverings, light fittings and curtains.

Services  
Mains electricity, water and drainage.

EPC  
F

Council Tax  
A



Illustration for identification purposes only, measurements are approximate, not to scale. floorplan@klschw.com © 2023 KLSchw

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