

Langholm

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9 Rowanburn Canonbie, DG14 0RQ

OFFERS OVER £115,000



9 Rowanburn is a traditional stone built mid-terrace cottage located in a peaceful rural hamlet with views over the open countryside. The property is well presented, in sound condition and boasts deceptively spacious accommodation with 3 bedrooms, 2 bathrooms and 2 reception rooms. Outside is a good sized garden, gravelled parking area and storage sheds.

Rowanburn is situated only a short distance from the village of Canonbie where some local amenities such as a post office, shop, hotel and doctors surgery can be found. Further amenities can be found in the towns of Langholm and Longtown which are a further 7 and 11 miles away. The A7 trunk road is also at Canonbie giving access to public transport and allowing you to be in the city of Carlisle within 30 minutes.

9 Rowanburn Canonbie,

DG14 0RQ

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Ground Floor
Entrance Hall
Shower Room
Living Room with Open Fire
Dining Room
Kitchen

First Floor
Two Double Bedrooms
One Single Bedroom
Toilet & Wash Hand Basin

Outside
Garden Ground
Storage Sheds
Gravelled Parking Area



Situation
Rowanburn is located 1.5 miles North-West of Canonbie a small village in Dumfriesshire.

Description
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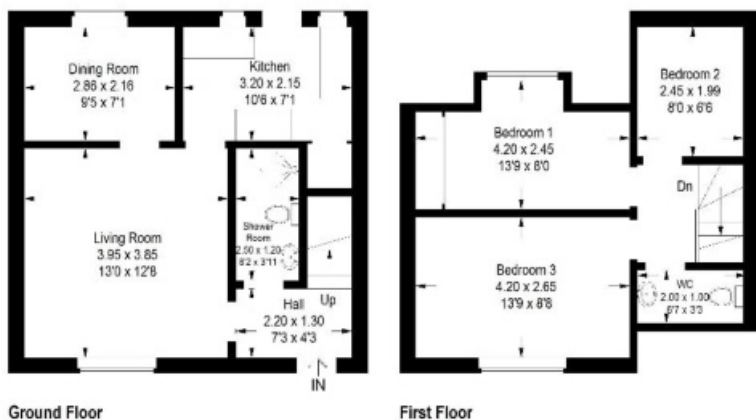
Rowanburn is situated only a short distance from the village of Canonbie where amenities such as a post office, shop, hairdresser, hotel, primary school and doctors surgery can be found. There is also an excellent playing field, two tennis courts and a bowling green. More extensive amenities can be found in the towns of Langholm and Longtown which are a further 7 and 11 miles away. The A7 trunk road is also at Canonbie giving access to public transport and allowing you to be in the city of Carlisle within 30 minutes.

Fixtures and Fittings
All light fittings, blinds, carpets and floor coverings are included in the sale price.

Services
Mains water, electricity and drainage. Oil fired central heating.

EPC
F.

Council Tax
A.



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

