

**Langholm**

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## The Swallows Rest, Gilnockie, Canonbie.

DG14 0SG

**Offers Over £260,000**



The Swallows Rest at Gilnockie was built in 1997 and is a deceptively spacious 3 bedroom detached bungalow with integrated garage situated in a peaceful rural setting 2.5 miles from the village of Canonbie and 4.5 miles from the town of Langholm where all essential amenities can be found. The property has full double glazing and oil fired central heating throughout and is set in surrounding garden grounds consisting of driveway, lawns, patio area, several storage sheds, greenhouse and off road parking. The accommodation comprises: hallway, 3 double bedrooms, family bathroom, dining/kitchen, utility room, shower room and large floored attic space. To avoid disappointment an early viewing of this property is recommended.



# The Swallows Rest, Gilnockie, Canonbie.

DG14 0SG

Offers Over £260,000

Entrance Hall  
Living Room  
Dining Kitchen  
3 Bedrooms  
Family Bathroom  
Utility Room  
Shower Room  
Integral Garage

Outside  
Lawn  
Patio  
Storage Sheds  
Greenhouse

## Situation

Canonbie is a small village in Dumfriesshire 6 miles south of Langholm and 2 miles north of the Anglo-Scottish border. It is located just off the A7 trunk road from Carlisle to Edinburgh and the River Esk flows through it. The village contains a Post Office/Convenience Store, Public Hall, Primary School, Church, Hairdressers and Hotel. There is also an excellent playing field plus 2 tennis courts and a bowling green. Canonbie is on 2 public bus routes. X95 (Border Buses) and 127 (Telfords).

## Fixtures and Fittings

All blinds, light fittings and white goods in the kitchen are included in the sale price

## Services

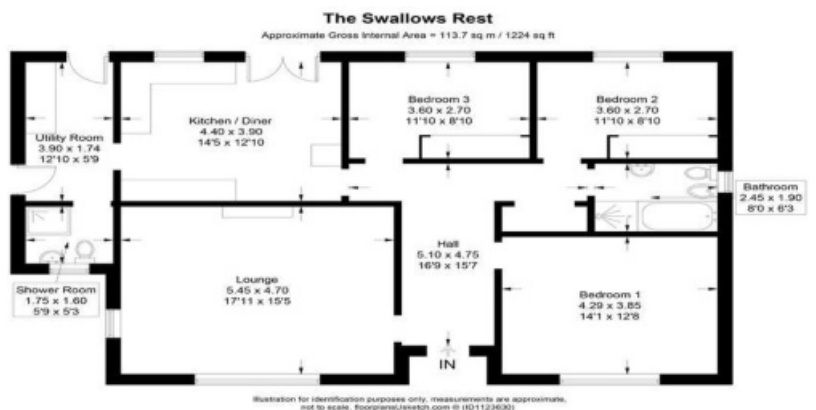
Mains water and electricity. Private septic tank drainage.

## EPC

D.

## Council Tax

E.



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Full members of:

