

**Langholm**

Call 013873 80482



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Priorhill Tollbar, Canonbie

DG14 0RE

**Offers Over £235,000**



We are delighted to bring to the market Priorhill Tollbar Cottage, a well presented and maintained traditional 2 bedroom stone built dwellinghouse situated on the outskirts of Canonbie with open views over the surrounding countryside. The property has been tastefully refurbished to provide spacious living accommodation benefitting from a wood burning stove, full double glazing and oil fired central heating throughout. To the rear and side is a large garden area with garage, workshops and various storage sheds. The accommodation briefly comprises:- Hallway, Living Room, Kitchen, Sunroom/Dining Room, 2 Bedrooms, Bathroom and Two Floored Attic Rooms. The village of Canonbie which contains a post office/convenience store, public hall, primary school, church and hairdressers is within easy walking distance. The village also provides access to the X95 Borders Bus Route.





# Priorhill Tollbar, Canonbie

DG14 0RE

**Offers Over £235,000**

Entrance Hall  
Living Room  
Kitchen  
Conservatory  
Bathroom  
2 Double Bedrooms  
2 Attic Rooms

Outside  
Large garden  
Garage  
Utility/Workshop  
Greenhouse  
Storage Sheds  
Car Port  
Off Road Parking

## 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 and Hairdressers. 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, carpets and floor coverings throughout the property are included in the sale price.

## Services

Mains electricity and water. Private septic tank drainage. Oil fired central heating.

## EPC

F.

## Council Tax

C.



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