

**Langholm**

Call 013873 80482



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 57 Rowanburn

Canonbie, DG14 0RQ

**Offers Over £130,000**



57 Rowanburn is a deceptively spacious stone built mid-terrace cottage having been extended to the rear. The property is in excellent order, benefits from full double glazing and oil fired central heating and has been very well maintained throughout. The accommodation comprises:- living room, dining/kitchen, 2 double bedrooms and 2 shower rooms.

To the front of the property there are open and unspoilt views over the surrounding countryside. To the rear there is a good sized garden mainly in lawn, a gravelled parking area and a detached garage/workshop.

Rowanburn is situated only a short distance from the village of Canonbie where local amenities can be found such as a small shop and post office, hairdresser, doctors surgery and primary school. There is also an excellent play park and playing field, two tennis courts and a bowling green. A more extensive range of amenities are located 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 withing 20 minutes.





# 57 Rowanburn

Canonbie, DG14 0RQ

Offers Over £130,000

Entrance Hall  
Living Room  
Dining/Kitchen  
Shower Room  
Rear Hall  
Storage Cupboard

First Floor  
2 Double Bedrooms  
Shower Room

Outside  
Garden  
Parking Area  
Garage/Workshop

## Situation

Rowanburn is situated only a short distance from the village of Canonbie where local amenities can be found such as a small shop and post office, hairdresser, doctors surgery and primary school. There is also an excellent play park and playing field, two tennis courts and a bowling green. A more extensive range of amenities are located 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 20 minutes.

## Fixtures and Fittings

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

## Services

Mains water, electric and drainage. Oil fired central heating.

## EPC

D.

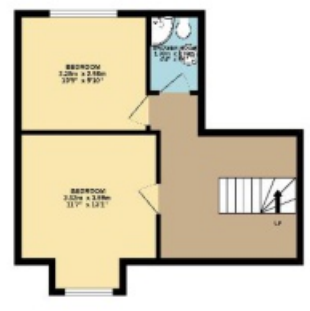
## Council Tax

B.

GROUND FLOOR



1ST FLOOR



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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:

