

Langholm

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Esk Lea, Canonbie

Dumfriesshire. DG14 0SY

Offers Over £300,000



This detached bungalow isn't just a house—it's a carefully crafted living space that understands the nuances of comfortable living. A welcoming entrance porch sets the tone, hinting at the thoughtful design within. The interior reveals a generous layout that feels both spacious and intimate. Practical touches like multiple storage cupboards show a keen understanding of everyday living needs. The heart of the home is a spacious living room flowing into a dining area—an ideal setting for both quiet evenings and warm gatherings. Three bedrooms offer flexibility for families or those seeking a home office, with luxurious en-suite facilities adding a touch of personal indulgence. The fully fitted kitchen speaks to those who love both cooking and connection, while the utility room provides that essential practical workspace. A large integrated garage offers exciting potential for future conversion (subject to planning approval). Outside, the property is a gardener's dream. A paved driveway accommodates multiple vehicles, while meticulously maintained lawn and gravelled flower beds create a picturesque setting. The rear patio, enclosed by a traditional stone dyke, provides a private outdoor retreat complete with a charming summer house, shed, and greenhouse. Located in the popular rural village of Canonbie, you're perfectly positioned—just a 20-minute drive from Carlisle and the M6 motorway—offering the best of countryside tranquility with convenient connectivity.



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Glazed Entrance Porch
Hallway
Living Room
Toilet
3 Bedrooms (2 en-suite)
Kitchen
Utility Room
Integrated Garage

Outside
Large garden to the front and rear
Summerhouse
Greenhouse
Storage Shed

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, carpets and floor coverings throughout the property are included in the sale price together with the white goods in the kitchen and utility room.

Services

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

EPC

D.

Council Tax

E.



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