



Hunters View, Watchhill Park, Canonbie, DG14 0TD

Offers Over £275,000





## Hunters View, Watchhill Park, Canonbie, DG14 OTD

- 3 bedroom detached bungalow
- Fully renovated and extended
- Oil central heating
- Attached single garage
- Off road parking for several vehicles
- Large garden to rear and side
- Patio area and outbuildings
- Commuter village cul-de-sac location

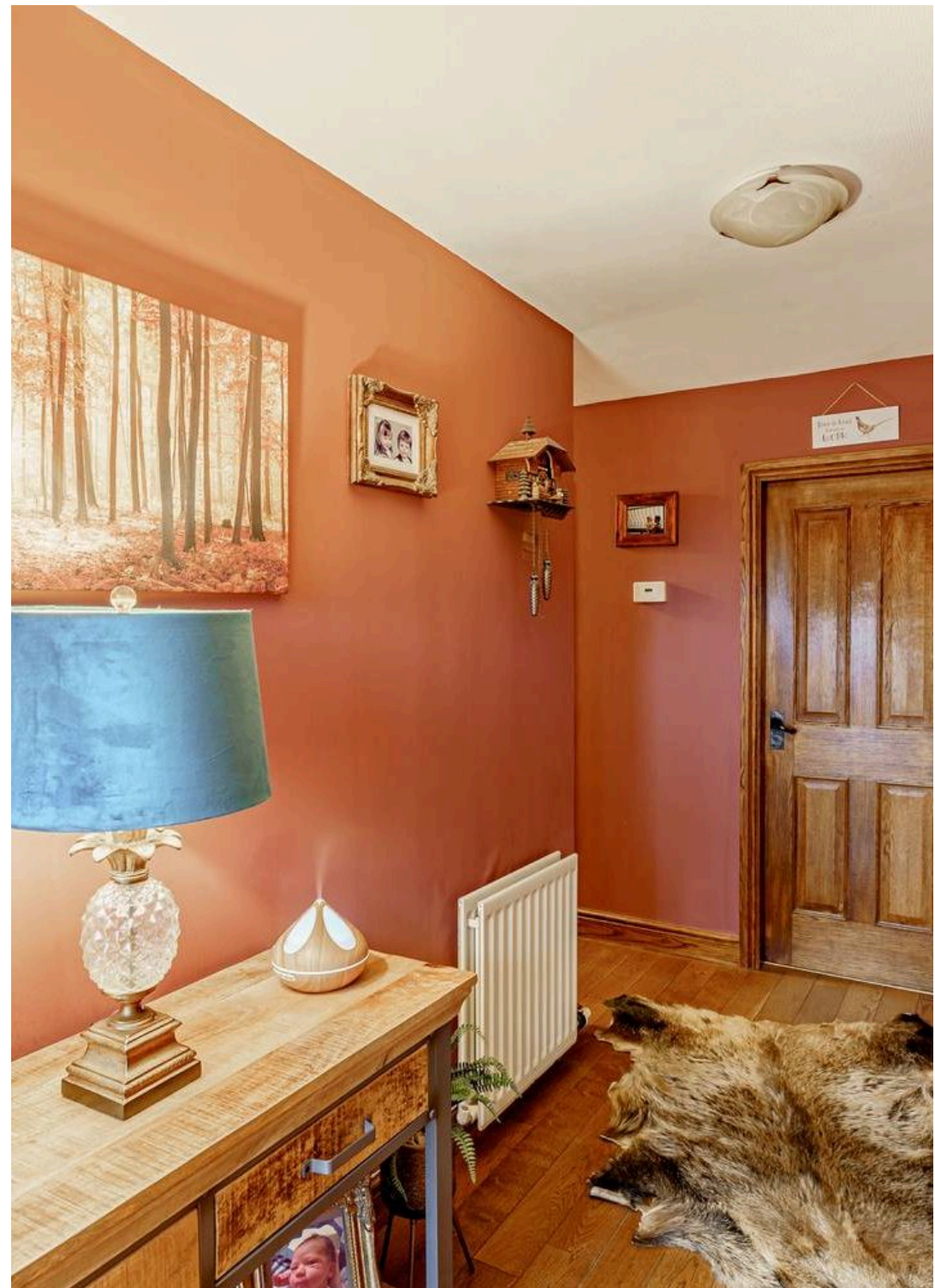
Fully refurbished three bedroom detached bungalow with attached garage, off road parking and extensive garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Hunters View is a lovely detached three bedroom bungalow which has been fully refurbished by the current owners over the last three years. The home briefly comprising of a kitchen, utility room, living room, family bathroom, three bedrooms and externally a large driveway and attached single garage, all set within 0.19 acres. Access to Watchhill Park is via a shared private road.

The front door to the property opens into a spacious corridor, providing access to all the principal rooms, and containing useful storage cupboards.

The modern kitchen features a 1.5 sink unit, electric cooker with extractor fan, and opens, via a stable door, into the utility room to the rear with a sink, modern fitted units and plumbing for a washing machine. The kitchen also opens into the adjoining large living room, which has a dining area to the rear, with double fully glazed doors to the rear garden, and features a full height window to the front, making this a light and airy room. It has a log burner, with beautiful oak surround, and radiators making it a very cosy place to be.

There are two generous double bedrooms and a large single bedroom, all having built-in cupboards. The family bathroom contains a shower cubicle, WC and wash hand basin.

Oak flooring is present in the corridor and living room. The bedrooms all have carpets.





Externally, the property is peacefully located in the corner of a quiet cul-de-sac in Canonbie. A large stone and concrete driveway, provides parking for at least three vehicles. The attached single garage has an electrically operated roller shutter door. To the rear of the garage is a building housing the oil fired boiler, the tank for which is located in the rear garden.

The rear garden has been landscaped to provide a large patio area and lawn, with several timber buildings and log store.

### Situation

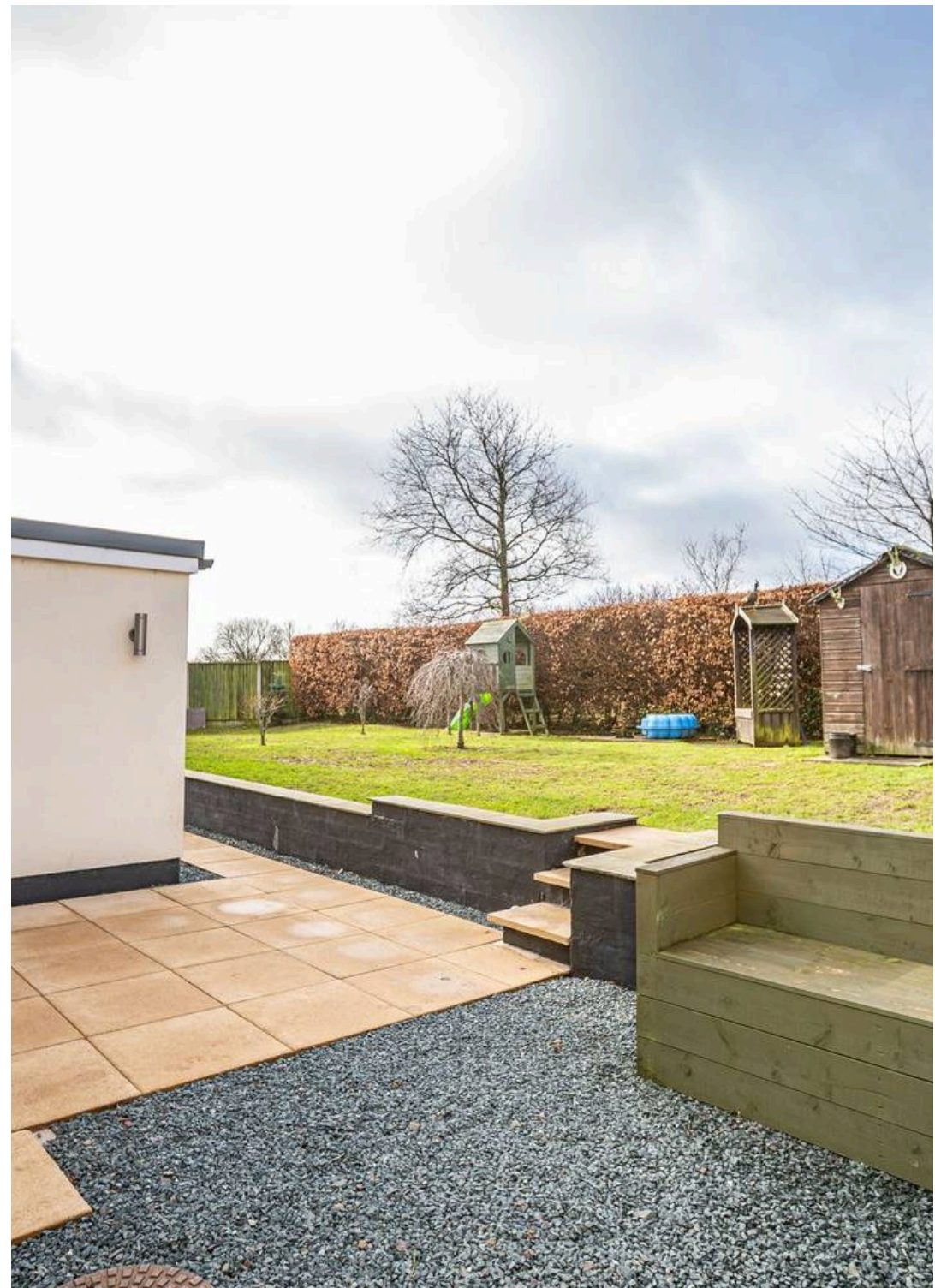
The property is located in a popular commuter village around 6 miles from Langholm in Dumfries and Galloway. The village benefits from a Doctors' Surgery, Tennis Courts and a bus service. For larger shopping needs, Annan and Carlisle boast a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants.

For families, the property is well-served by Canonbie primary school with a catchment to Langholm Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching.

For commuters, easy access to the A7 provides good connection to major cities across Scotland and Northern England.

### What 3 words

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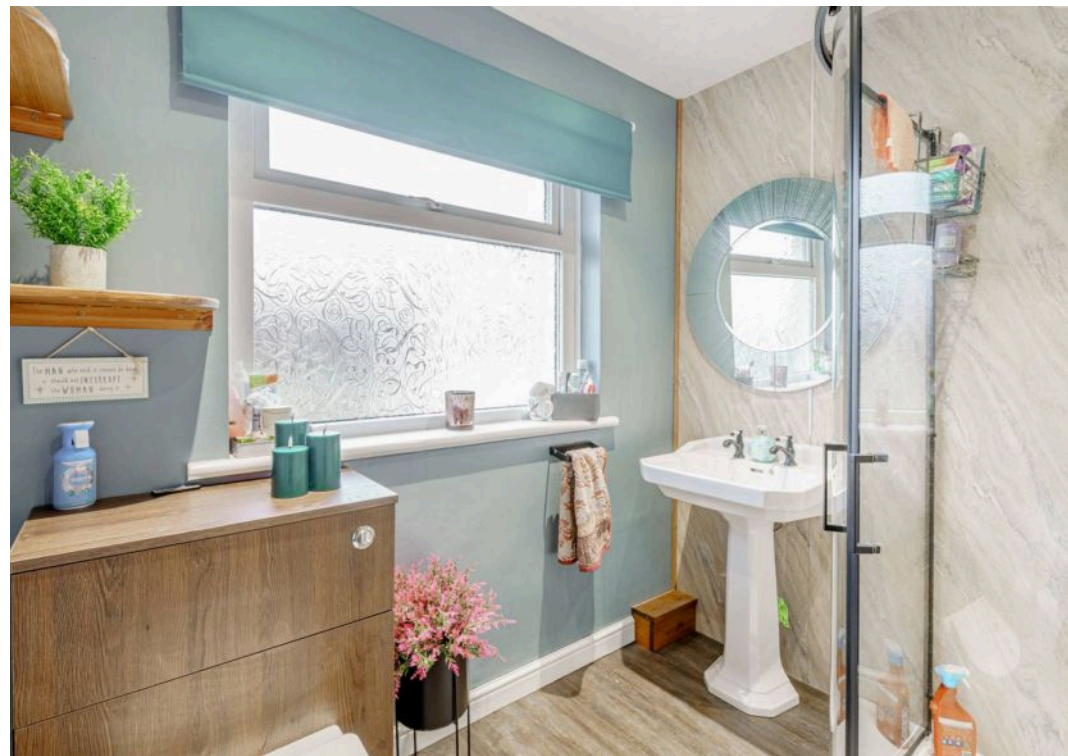
















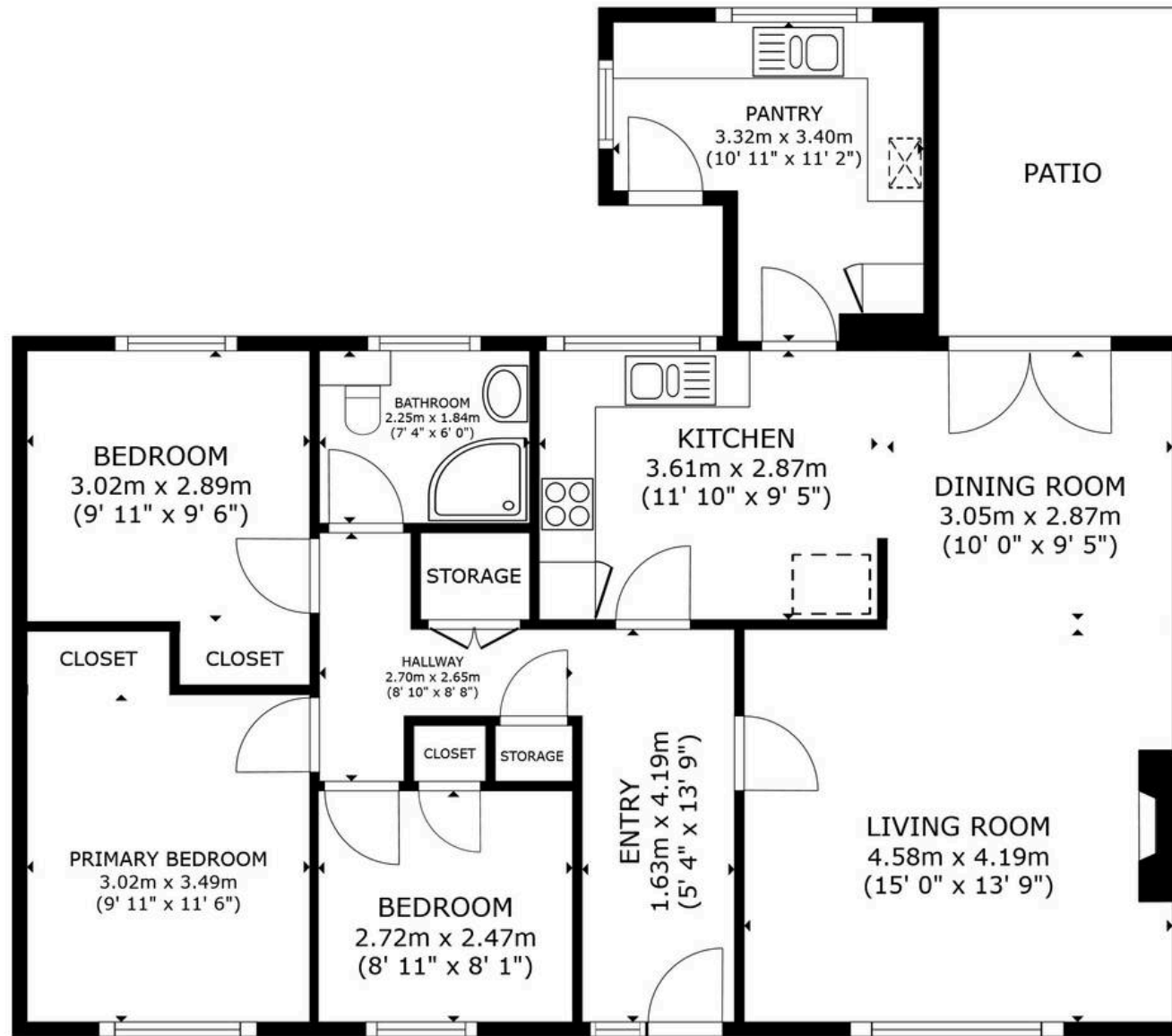












## FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 96.9 m<sup>2</sup> (1,044 sq.ft.)  
 EXCLUDED AREAS : PATIO 9.3 m<sup>2</sup> (100 sq.ft.)  
 TOTAL : 96.9 m<sup>2</sup> (1,044 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## General Remarks & Stipulations

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** D

**Broadband:** Fibre to the premises and there is good mobile coverage available

**Services:** Hunters View is serviced by mains water supply, mains electricity, mains sewerage and oil fired central heating, with a log burner in the living room.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





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