



Dunroamin, Canonbie, DG14 0SZ

Offers Over £295,000

C&D Rural

Dunroamin, Canonbie, DG14 0SZ

- Detached dormer bungalow with stunning views
- In need of modernisation
- Three bedrooms and two reception rooms
- Double garage and off road parking
- Large garden with development potential subject to planning
- Oil-fired central heating

Dunroamin sits in an elevated position with stunning views, in need of modernisation, and offers an opportunity to create a beautiful home with a double garage and large garden.

Council Tax band: F

Tenure: Heritable (the Scottish version of Freehold)

EPC Energy Efficiency Rating: E

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The Accommodation

The rear door leads into a spacious dining kitchen. The units and some appliances are dated but still functional and include a dishwasher, washing machine, integral double oven and electric hob. There are tiled splash-backs and the ceiling has been boarded. The oil-fired boiler is located in the kitchen. The kitchen opens into a spacious hallway and the front door has a porch which is largely glazed with timber clad side walls. The large living room has dual aspect windows affording excellent wide ranging views. The fireplace has been removed but could be reinstated subject to necessary checks. The living room extends into the dining room, which could be used for other purposes.

The shower room has part timbered walls and comprises of an electric shower, WC and wash basin. There is an airing cupboard with shelves and the hot water cylinder. One of the bedrooms is to the front of the property and has good views. The double bedroom to the rear has fitted wardrobes and views of the back garden. The remaining front room is a former bedroom with stairs to the loft conversion which adds a double bedroom with exceptional views from the dormer window.

Externally, the property benefits from off road parking and a double garage. There is a lawn area to the front and landscaped grounds to the rear. There is an area of land to the side known as the Orchard which has development potential, subject to necessary consents. Equally, it could be retained and replanted as an orchard, a garden or play area.



Situation

The property is located in a popular commuter village around 6 miles from Langholm in Dumfries and Galloway. The village is a thriving community and 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.

What3words: ///dolly.horseshoe.unpainted

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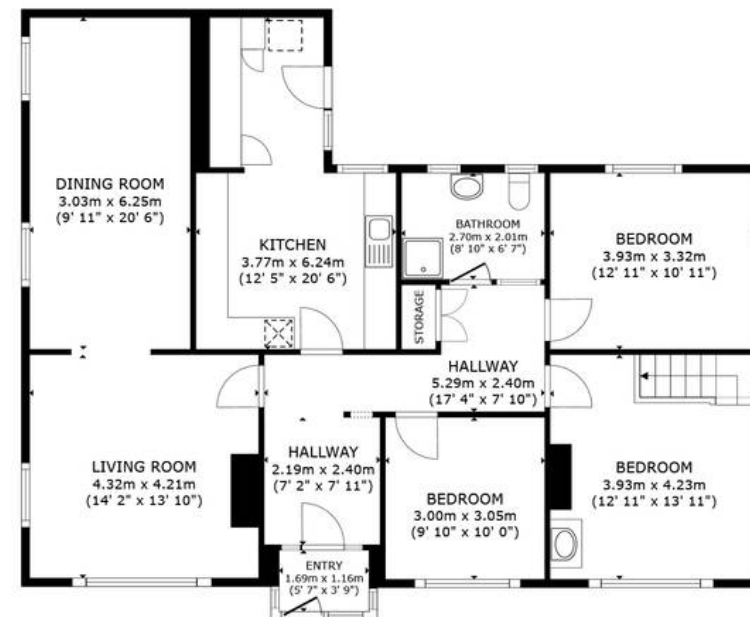
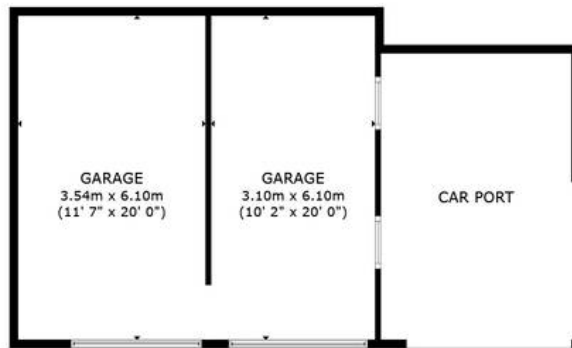












FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 123.0 m² (1,324 sq.ft.) FLOOR 2 14.9 m² (161 sq.ft.)
 EXCLUDED AREAS : GARAGE 21.6 m² (232 sq.ft.) GARAGE 18.9 m² (203 sq.ft.) REDUCED
 HEADROOM 7.1 m² (77 sq.ft.)
 TOTAL : 138.0 m² (1,485 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.

Planning: We are not aware of any planning applications associated with the property.

EPC Rating: E

Broadband: Not Known.

Services: Dunroamin is serviced by mains water supply, mains electricity, septic tank drainage and oil-fired central heating.

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. 2 Railway Cottages is in Council Tax Band F.

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. For updates and the latest properties like us on 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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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.