



1 Old Irvine Cottages, Canonbie, DG14 0XF

Offers Over £165,000

C&D Rural

1 Old Irvine Cottages, Canonbie, DG14 0XF

- Two bedroom detached cottage
- Spacious living room with logburner
- Requires refurbishment
- Oil central heating
- Detached outbuilding
- Off-street parking available and garage
- Large gardens with countryside views
- Rural setting within driving distance of Langholm

Two bedroom detached stone cottage, which requires refurbishment, with extensive gardens, outbuildings and beautiful views of Langholm and surrounding areas.

Council Tax band: C

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: D

C&D Rural



1 Old Irvine Cottages is an exciting opportunity for buyers searching for a spacious two bedroom detached cottage situated in a quiet, rural setting only a few miles from Langholm. Although the property does require some refurbishment, it benefits from generous gardens to the front and back, outbuildings and lovely views of the countryside.

The Accommodation

The front door welcomes an entrance hall before stepping into the living room. The living room features a small woodburning stove set within the fireplace with timber mantel and surround. The living room is a great size and the large window floods this room with plenty of sun, first thing in the morning. Off the living room you'll find the first of the bedrooms and a smaller walk-in pantry/utility room. There is a larger double bedroom on the opposite side of the cottage.

The kitchen is fitted with a range of floor and wall cabinets, with wooden worktops and incorporating a single bowl drainer sink with mixer tap. There are plenty of gaps for white goods and the walls are finished with white tile splashbacks. Across the hallway there is a family bathroom complete with bath with electric shower overhead, hand wash basin and WC. There are several cupboards in the hallway for storage and a back door leading to the rear garden and driveway.



Externally the property sits in extensive grounds with beautiful views of Whita Hill and surrounding countryside. At the front of the property there is a large area of lawn with hedging to both sides. At the rear of the property this is an area for off-street parking, detached timber garage and outbuilding. There is an additional section of lawn at the rear of the property.

The property is accessed via a shared farm track.

Main outbuilding:

4.70x2.35m

Shed

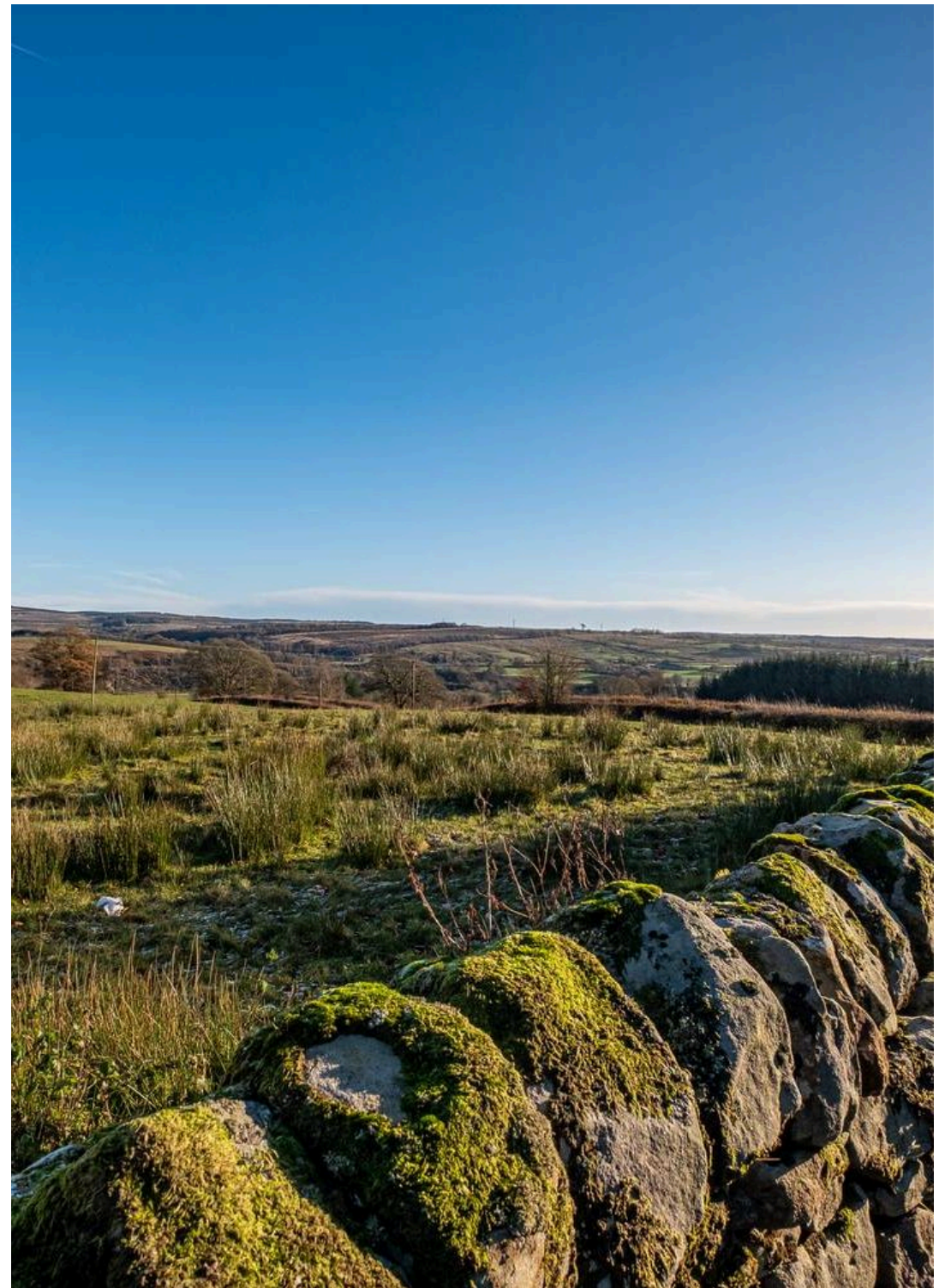
5.41x3.19m

Location Summary

1 Old Irvine Cottages sits off a quiet road a short distance from the town of Langholm. This is an excellent area for exploring the upland areas of Dumfriesshire with many fine walks available together with much wildlife and ideal for country pursuits. There are excellent local facilities in Langholm to include a good range of shops, supermarket, primary and secondary schools, sport and leisure facilities together with a theatre. Canonbie nearby offers a range of local amenities including a primary school, doctor's surgery, post office, and pub. Most required amenities are also available in the City Centre of Carlisle to include wider range of shops, access to the M6 and the mainline trains.

What 3 Words

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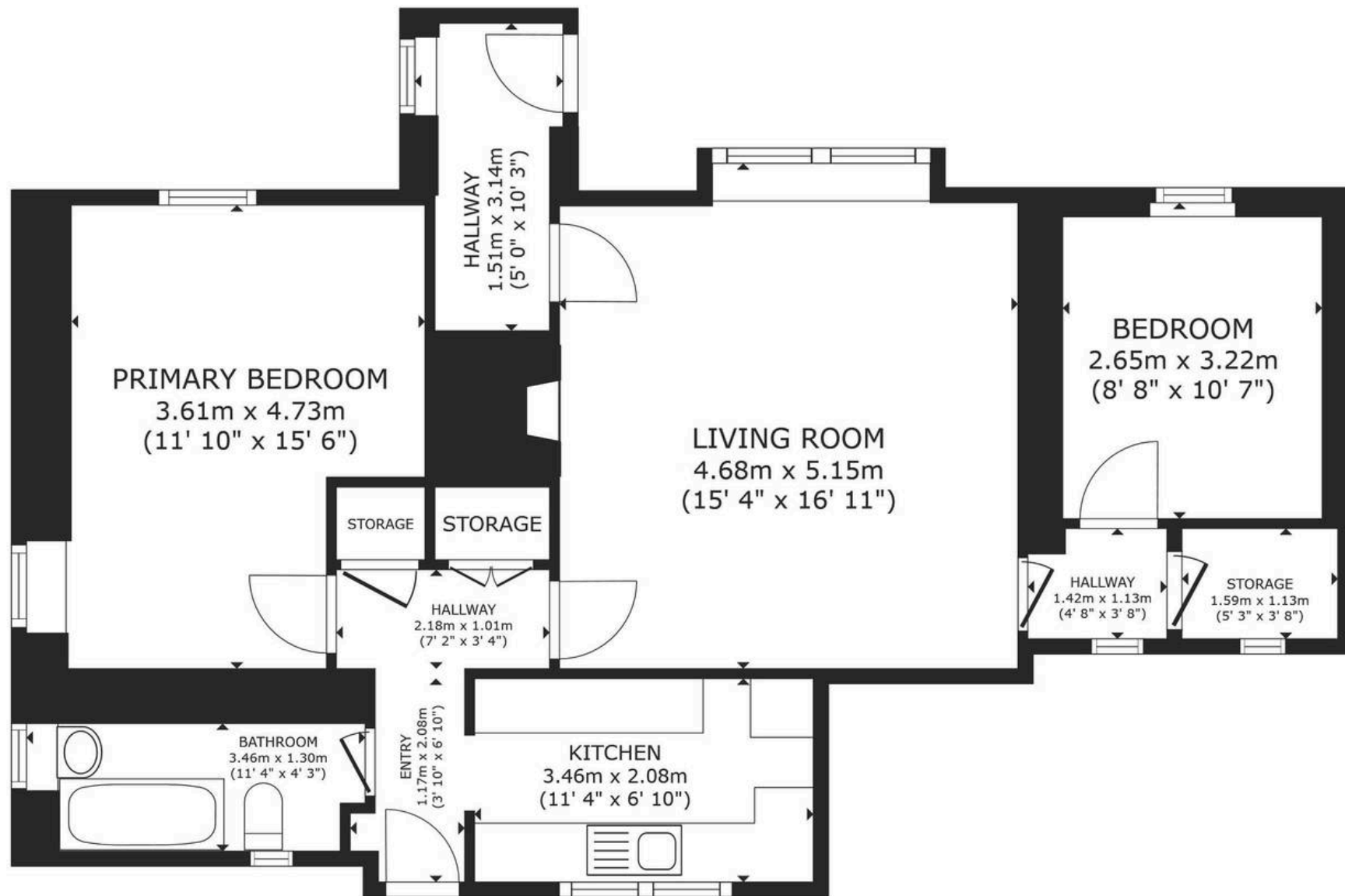








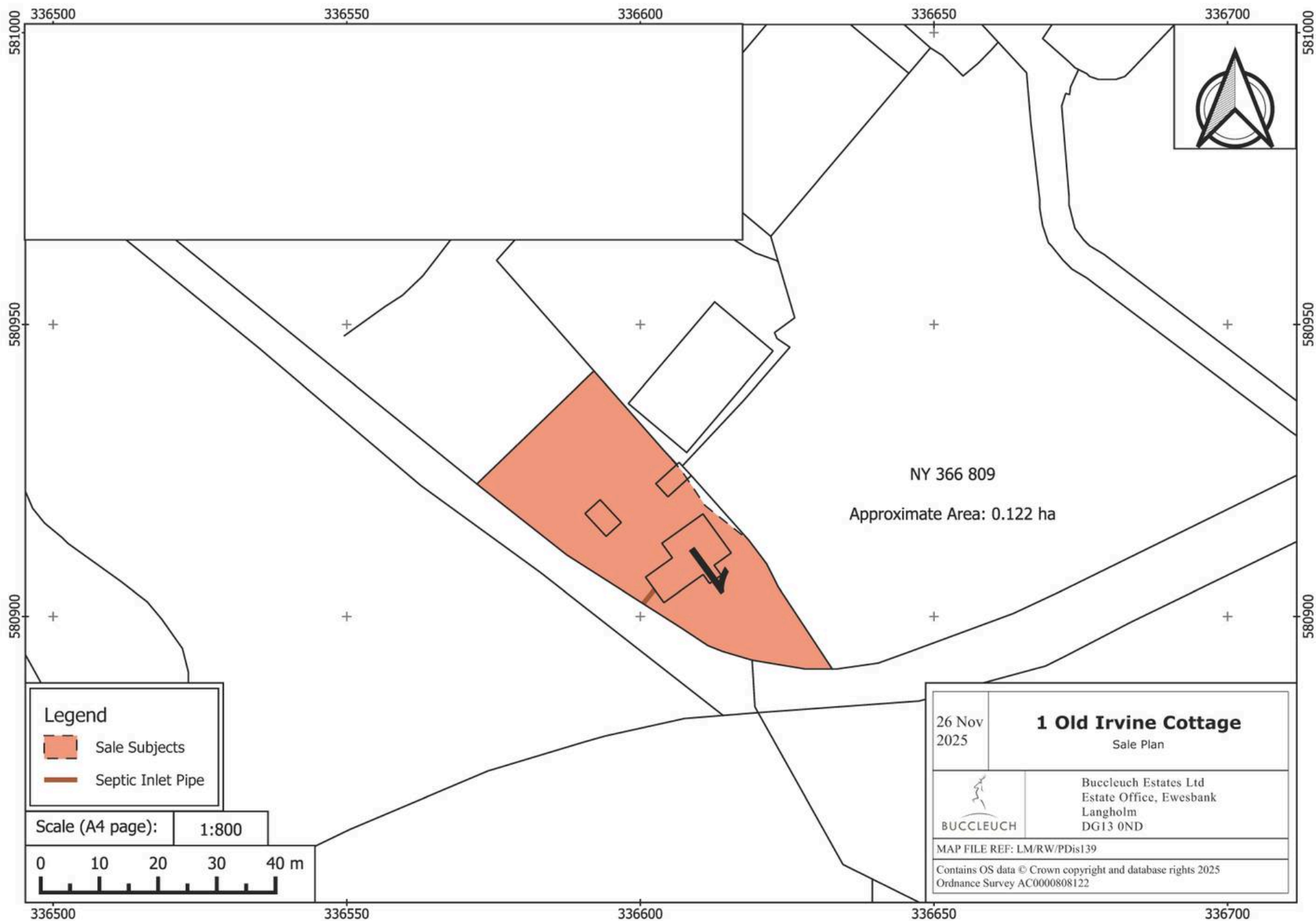




FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 81.8 m² (880 sq.ft.)
TOTAL : 81.8 m² (880 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.

Access: The cottage is served by a private septic tank located in the field to the southwest of the property. The owners benefit from a servitude right of access for maintenance and inspection of the tank. There is a servitude right of access over the private track, which is shared with others.

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

EPC Rating: D

Broadband: Fibre broadband to premises is assumed to be available and there is good mobile coverage available.

Services: 1 Old Irvine Cottages is served by mains water, mains electricity, private septic tank and oil 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. The house is in Council Tax Band C.

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.

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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