Hayward Tod

3 bedroom Detached Bungalow | Westerlea | Canonbie | DG14 0TE

Guide Price £335,000

A most pleasing three bed detached bungalow with delightful private gardens in an attractive setting tucked away up a private lane.

APPROXIMATE DISTANCES IN MILES

Canonbie 1.1 | Longtown 4.6 | Langholm 8 | M6 South 7.3 | M74 North 8.7 | Central Carlisle - mainline station 13.2 | Lockerbie Station 23 | Kielder Water 28 | Newcastle International Airport 62

ACCOMMODATION SUMMARY

Glazed porch | Hall | Generous sitting room | Kitchen diner | Dining room | Utility room | Cloakroom | Front double bedroom one with dual aspect and fitted wardrobes | Rear double bedroom two with built in wardrobes | Front double bedroom three with triple aspect and built in cupboard | Bathroom | Shower room | Attractive gardens | Two sheds | Parking | Oil central heating | Double glazing | Council Tax Band - E | Energy Performance rating - E | Freehold

WHY CANONBIE

Attractive borders countryside above the River Esk and Liddle Water. Westerlea is about a mile from the centre and local amenities include a Post Office/Store, Primary School, Church and public bus services. The convenience of the location is superb with the nearby A7 providing a link to Edinburgh and Carlisle. There is easy access for the M6 and M74. The towns Langholm (10 minutes) and Longtown (7 minutes) have a good range of facilities. Carlisle provides an excellent range of dining, social, leisure and retail opportunities.

DESCRIPTION

Westerlea is an attractive detached bungalow providing well maintained and presentable accommodation extending to around 1,700sq ft. The setting is beautifully private yet not isolated and the aspect off the private lane is rural. The delightful gardens complement the property well and

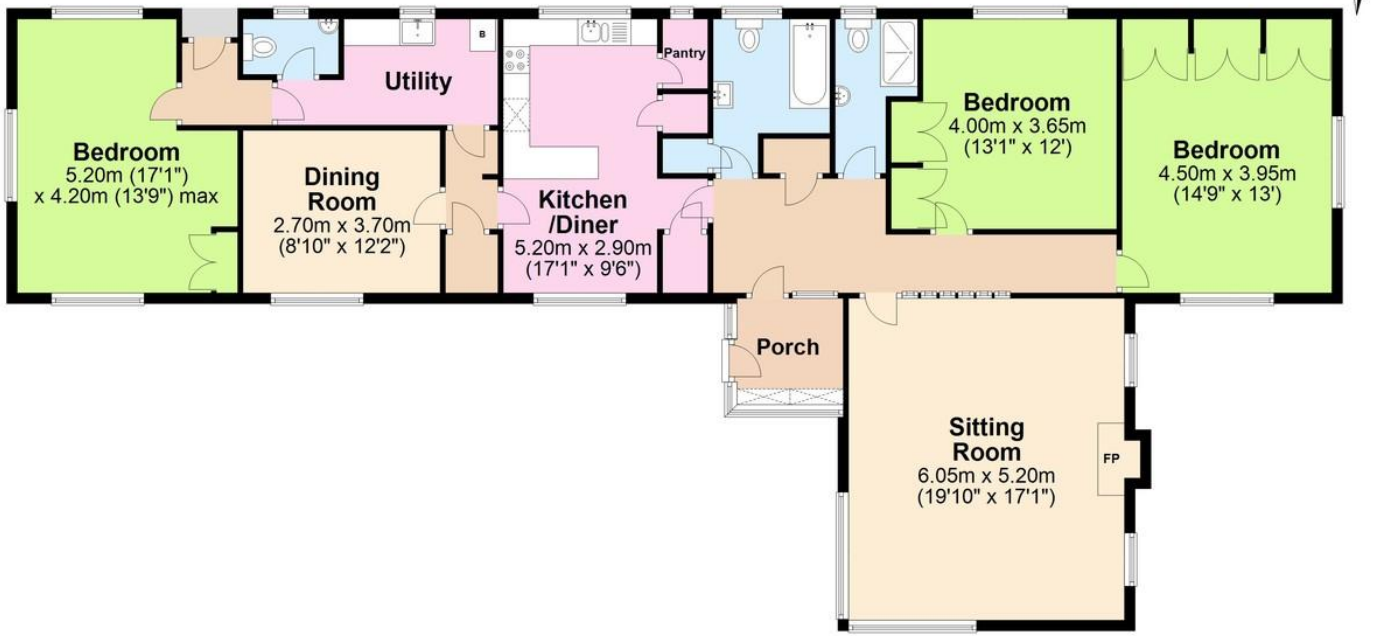
provide areas to enjoy the peace and tranquillity of the surroundings.

Internally the property does not disappoint. The generous sitting room is a great place to spend time in. A large west facing corner glazed window floods the room with natural light and also brings in the view of the field from across the lane. The kitchen benefits from a dual aspect enjoying morning light from the east and in the afternoon/evening the dining area which faces west benefits too. The dining room which is next to the kitchen could be used for other purposes such as a study or snug as the sitting room has plenty of space for living and dining.

Two of the bedrooms are at one end of the bungalow and next to both the shower room and bathroom. The third is at the other end and is beside the cloakroom. This bedroom which is currently used as a hobby/living room has windows to the north, east and west so is flooded with natural light. The mature gardens are a delight and combine to make Westerlea a desirable home for which viewing is recommended.

Ground Floor

Approx. 158.8 sq. metres (1709.5 sq. feet)



Total area: approx. 158.8 sq. metres (1709.5 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.