



Ridgeleaze

Canonbie, DG14 0SZ

Offers Over £300,000



- Truly Special & Elevated Views over Canonbie and the Dumfriesshire Countryside
- Meticulously Maintained Gardens
- Well Appointed Kitchen plus a Utility Room with WC Facilities
- First Floor Family Bathroom
- Oil Central Heating & Double Glazing Throughout

- Detached House within a Generous Plot
- Three Reception Rooms including a Large Conservatory
- Three Good-Sized Bedrooms
- Double-Gated Driveway and an Integral Garage
- EPC - E

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Property launch on Friday 16th May between 11;15 and 12;30, please contact Hunters to schedule your private viewing.

The views from this property are truly special. Nestled within a generous plot of meticulously manicured gardens, Ridgeleaze is a detached, three-reception, three-bedroom house enjoying an elevated outlook over Canonbie and across the beautiful Dumfriesshire countryside. A home to be truly proud of, it offers exceptional internal space with a spacious dual-aspect living room that perfectly frames the outstanding views, a large conservatory overlooking the rear garden, a convenient dining room, a well-appointed kitchen, and a handy utility room with WC facilities.

Three good-sized bedrooms and a family bathroom occupy the first floor, while outside, the gardens provide a serene setting for outdoor entertainment and a wonderful opportunity for keen gardeners to thrive. The double-gated driveway enhances the property's kerb appeal and ensures everyday practicality for parking, complemented by the integral garage. A viewing is essential to fully appreciate the stunning views, generous space, and exceptional lifestyle this outstanding home has to offer.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, conservatory, kitchen, rear porch and utility room/WC to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is off-street parking, an integral garage and gardens to the front, side and rear.

EPC - E and Council Tax Band - D.

Canonbie is a charming village set amidst the picturesque Dumfriesshire countryside, offering a peaceful rural lifestyle with a strong sense of community. The village boasts a range of amenities including a village hall, public house, doctors surgery, post office, and a well-regarded primary school. Surrounding green spaces and countryside walks provide a beautiful natural setting for outdoor enthusiasts. Conveniently located for commuters, Canonbie offers easy access to the M6 motorway and A74(M) within approximately 15 minutes, while the scenic A7 route connects the area to Edinburgh and the wider Scottish Borders.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining room and kitchen, radiator and stairs to the first floor landing with a small under-stairs cupboard.

LIVING ROOM

Two double glazed windows to the front aspect, double glazed French doors to the conservatory, three radiators and an open fire.

DINING ROOM

Double glazed window to the front aspect and a radiator.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Electric cooker, extractor unit, integrated fridge, integrated freezer, one bowl stainless steel sink with mixer tap, extractor fan and an internal door to the conservatory.

CONSERVATORY

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, radiator and an internal door to the rear porch.

REAR PORCH

Double glazed window to the rear aspect, obscured double glazed window, external door to the rear garden and internal doors to the utility room/WC and garage

UTILITY ROOM/WC

Fitted base units with worksurface and tiled splashbacks above. Space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, WC and a built-in cupboard.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point and a double glazed window to the front aspect.

BEDROOM ONE

Double glazed window to the front aspect, radiator and fitted wardrobes with sliding doors.

BEDROOM TWO

Double glazed window to the front aspect, radiator and fitted wardrobe with sliding doors.

BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bathtub. Fully-tiled walls, radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

Accessing the plot via a double-gated driveway, the driveway allows for off-road parking for two/three vehicles, with access from here into the garage and the front entrance door. A pathway to the side of the property allows for access to the rear garden. The front garden includes a large lawned garden with a large selection of mature trees and hedging.

Side & Rear Gardens:

The side and rear gardens are predominantly lawned and offer a large selection of mature trees, shrubs and borders around. A paved seating area is located directly behind the conservatory, which includes the oil-tank to the side. Two timber garden sheds are located within the rear garden.

GARAGE

Manual up and over garage door, double glazed window to the side aspect, double glazed window to the rear aspect, power, lighting and a freestanding oil boiler.

WHAT3WORDS

For the location of this property please visit the **W h a t 3 W o r d s A p p a n d e n t e r - bachelor.escalated.polished**

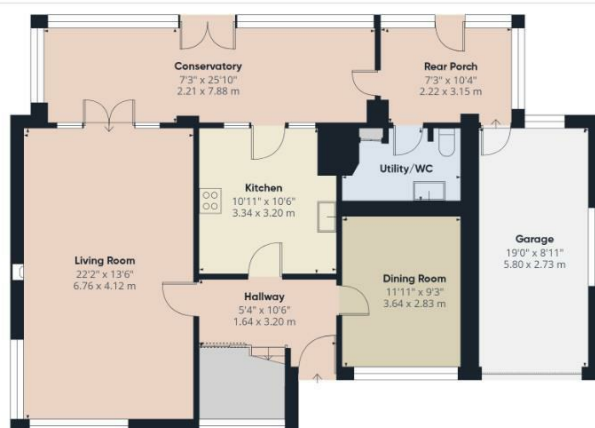
AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly

Floorplan



Ground Floor



Floor 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾1682 ft²156.2 m²

Reduced headroom

 1 ft^2 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

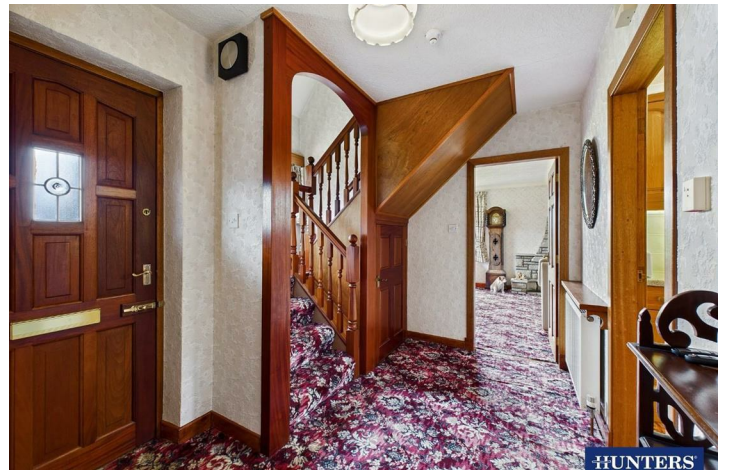
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

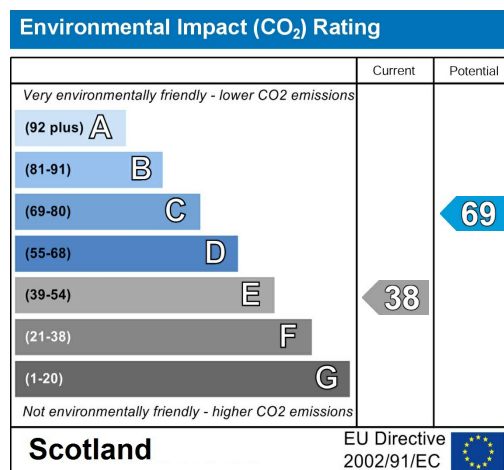
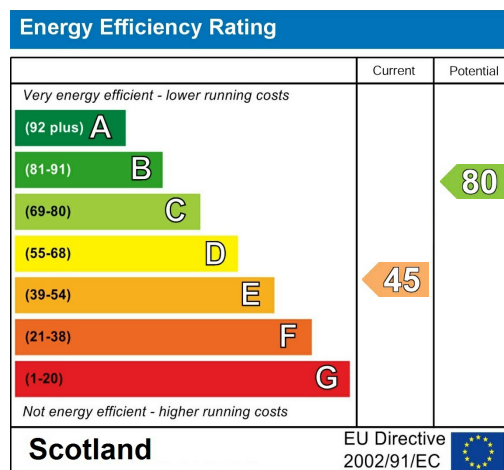
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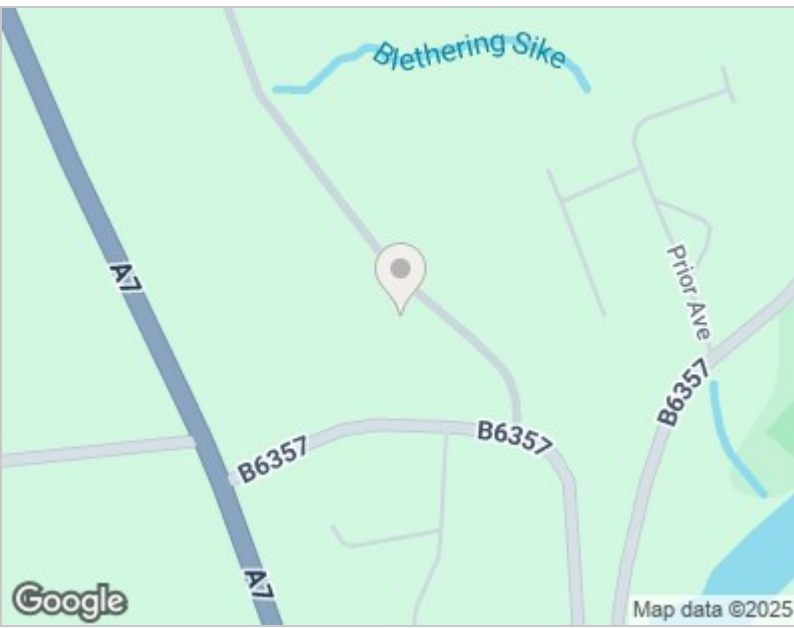
Energy Efficiency Graph



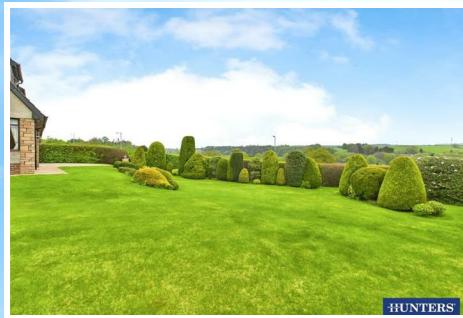
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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