



Coach House

Canonbie, DG14 0SY

Offers Over £140,000



- Deceptively Spacious Semi-Detached Bungalow in the Heart of Canonbie
- Characterful Living Room with Vaulted Ceiling and Exposed Brickwork
- Two Generously Sized Double Bedrooms
- Private & Low-Maintenance Rear Courtyard Garden
- Ideal Main Home, Second Home or Holiday Let Opportunity
- Beautifully Presented Throughout and ready for Immediate Occupation
- Contemporary Dining Kitchen featuring a Striking Cylindrical Wood-Burning Stove
- Large Four-Piece Family Bathroom
- Underfloor Heating & Double Glazing Throughout
- EPC - D

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Deceptively spacious and full of charm, this beautifully presented semi-detached bungalow is situated in the heart of Canonbie and is ready for immediate occupation. Thoughtfully finished throughout, the light and airy interior combines character with contemporary style, creating a truly welcoming home. The spacious living room is a standout feature, with vaulted ceiling and exposed brickwork adding real personality, while the stylish dining kitchen boasts a cylindrical wood-burning stove, a striking focal point that enhances and elevates the entire space. Both bedrooms are comfortable doubles and are served by a large four-piece family bathroom. Outside, the rear of the property offers a lovely compact courtyard garden, a space ideal to relax and unwind in a private setting. Benefitting from modern comforts including underfloor heating and full double glazing, this is an ideal opportunity for those seeking a main residence, a low-maintenance second home, or a holiday let venture. Early viewing is highly recommended, contact Hunters today to arrange yours.

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining kitchen, two double bedrooms, bathroom, utility room and side hall internally. Externally there is a forecourt garden to the front and a small courtyard garden to the rear. EPC - D and Council Tax Band - B.

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:

ENTRANCE HALL

Entrance door from the front and internal door to the living room.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and an internal door to the dining kitchen.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, feature cylindrical wood-burning stove, tiled flooring, internal door to the side hall, steps to the hallway, two double glazed Velux windows and a double glazed window to the side aspect.

HALLWAY

Internal doors to two bedrooms and bathroom, tiled flooring and an external door to the rear courtyard garden.

BEDROOM ONE

Double glazed window to the side aspect and a double glazed Velux window.

BEDROOM TWO

Double glazed window to the rear aspect and a double glazed Velux window.

BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bath with hand shower attachment and a corner shower enclosure with mains shower unit. Part-tiled walls, tiled flooring, chrome towel radiator, extractor fan and a loft-access point.

SIDE HALL

External door to the side elevation, internal door to the utility room/WC, and tiled flooring.

UTILITY ROOM/WC

Fitted base unit with worksurface above, part-tiled

walls, tiled flooring, space and plumbing for a washing machine, space for a tumble drier, counter-top Belfast sink, WC, wall-mounted gas boiler, extractor fan and a cupboard housing the under-floor heating manifold.

EXTERNAL:

Front Garden:

To the front of the property is a small low-maintenance gravelled garden area which includes a store for the LPG cylinders. Parking is on-street to the front.

Rear Courtyard:

To the Rear of the property is a private and compact courtyard area, benefitting an area of decking along with paving.

WHAT3WORDS

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - crush.mothering.returns

AML DISCLOSURE

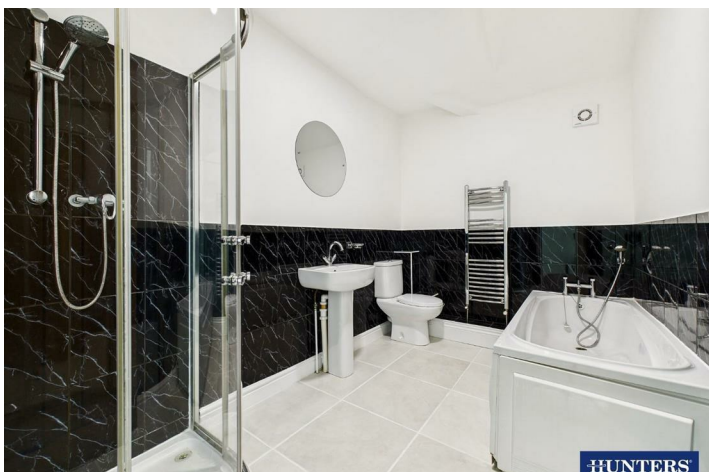
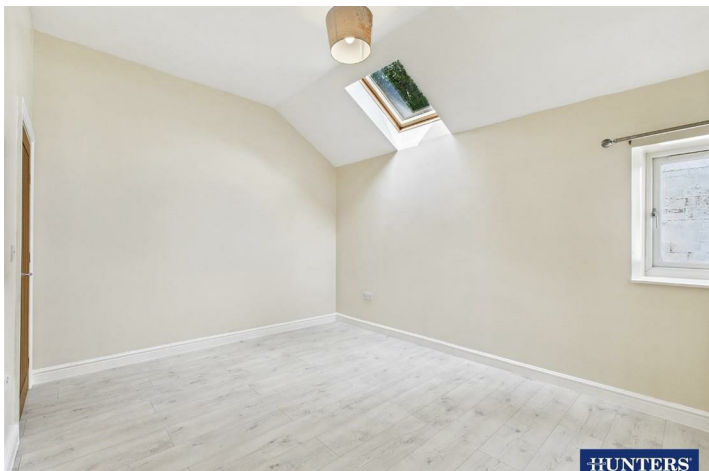
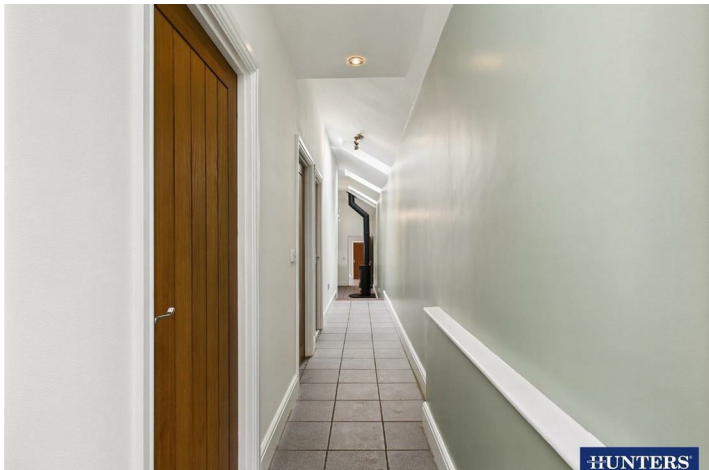
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

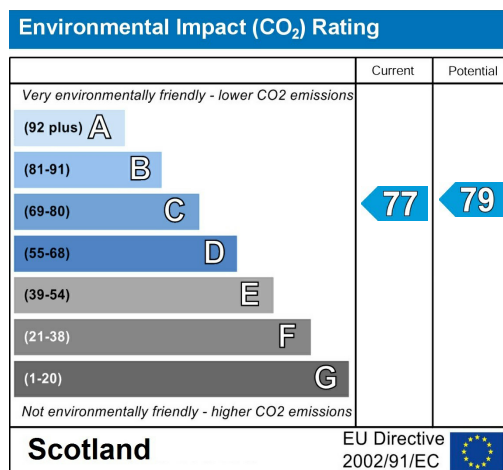
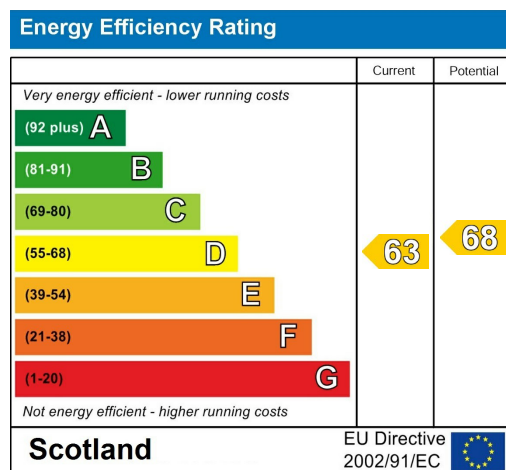
Floorplan







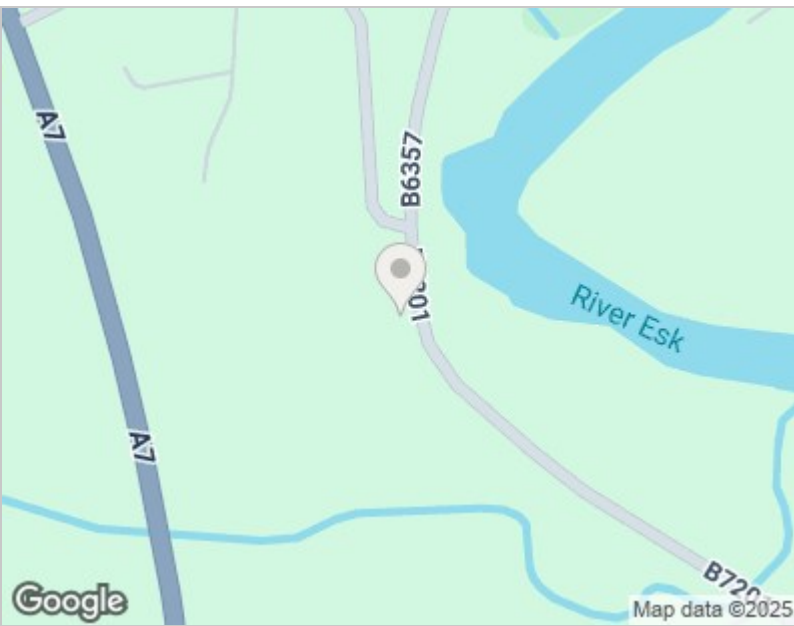
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 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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