



15 Forgeholm

Canonbie, DG14 0TT

Offers Over £65,000



Nestled in the heart of the charming rural village of Canonbie this delightful one-bedroom link bungalow offers a truly inviting and comfortable retreat. Step inside and discover a home that exudes warmth and cosiness. Designed with your comfort in mind, this bungalow features efficient electric space-saving heating, ensuring a toasty atmosphere throughout the year, complemented by double glazing that keeps the elements at bay and enhances energy efficiency. The layout is thoughtfully arranged, providing a practical and pleasant living space.

Outside the property continues to impress. A welcoming open gravelled garden area at the front invites you to create your own charming entrance. To the rear is a fully enclosed garden offering an area perfect for enjoying your morning coffee in peace, cultivating a small vegetable patch, or simply unwinding in the fresh country air.

Canonbie itself is a popular small village offering a wonderful sense of community and gives access to the stunning natural beauty of Dumfriesshire. It is located just off the A7 trunk road from Carlisle to Edinburgh 6 miles south of Langholm and 2 miles north of the Anglo-Scottish border.



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Entrance Hall
Livingroom
Kitchen
Bedroom
Shower Room
Large Walk-in Cupboard

Outside
Gravelled Garden to Front
Enclosed Garden to Rear

Situation

Canonbie is a small village in Dumfriesshire 6 miles south of Langholm and 2 miles north of the Anglo-Scottish border. It is located just off the A7 trunk road from Carlisle to Edinburgh and the River Esk flows through it. The village contains a Post Office/Convenience Store, Public Hall, Primary School, Church, Hairdressers and Hotel. There is also an excellent playing field plus 2 tennis courts and a bowling green. Canonbie is on 2 public bus routes. X95 (Border Buses) and 127 (Telfords).

Fixtures and Fittings

All blinds, curtains and carpets throughout the property are included in the sale price.

Services

Mains water, electricity and drainage.

EPC

F.

Council Tax

B.



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