

**Langholm**

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## **Gilnockie Station House,** Canonbie, DG14 0SG

**Offers Over £330,000**



Situated at Gilnockie Station, an original station dating from around 1864 this distinctive detached cottage-style dwelling—formerly the station house—offers spacious and characterful accommodation arranged over two floors.

The ground floor comprises a welcoming porch and hallway leading into a large living room with dining area and an open fire creating a warm and inviting focal point. The room benefits from an abundance of windows filling the space with natural light. Stairs rise to a mezzanine-level study/lounge area which enjoys open views over the surrounding countryside.

Further accommodation includes a modern fitted kitchen, utility room, four well-proportioned bedrooms, a family bathroom incorporating WC and a separate shower room with WC. The property benefits from oil-fired central heating and double glazing throughout.

Externally the former station platform to the rear has been transformed into a raised grass lawn. Additional outdoor space includes further areas of lawn, established flowerbeds, vegetable patches, a patio seating area and a pond offering a variety of attractive and usable garden spaces.

Set within a peaceful rural location the property lies approximately 2 miles from the village of Canonbie and is surrounded predominantly by open agricultural countryside providing an exceptional sense of space, privacy, and rural charm.



# Gilnockie Station House,

Canonbie, DG14 0SG

Offers Over £330,000

Entrance Porch  
Hallway  
Living Room  
Kitchen  
Utility Room  
4 Bedrooms  
2 Bathrooms  
First Floor Living Room/Study

Outside  
Generous Garden and Grounds  
Patio Area  
Pond

## 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, carpets and floor coverings throughout the property are included in the sale price.

## Services

Mains water and electricity. Septic tank drainage. Oil fired central heating.

## EPC

E.

## Council Tax

E.



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