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## Rowanburn

Canonbie, DG14 0RQ

Offers Over £145,000



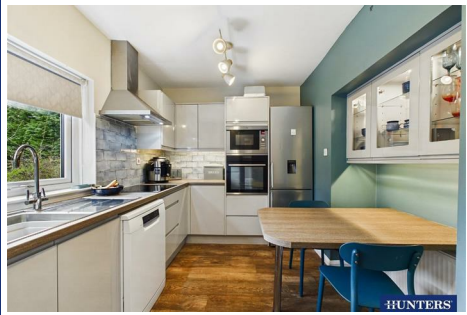
- Modernised Mid-Terraced Cottage in a Quiet Hamlet Setting
- Stunning High-Gloss Kitchen with Breakfast Bar
- Three Bedrooms (One Ground-Floor with En-Suite)
- Large Established Front Garden with Greenhouse & Two Stores
- EV Charging Facilities & Parking for Three/Four Vehicles
- Beautifully Presented Throughout
- Spacious Living Room with Fitted Cabinetry
- Modern Family Bathroom & Ground-Floor Shower Room
- Detached Garage with Fantastic Attached Craft Room
- EPC - E

Tel: 01387 245898

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Tucked away within a peaceful hamlet setting, this beautifully presented and thoughtfully modernised three-bedroom mid-terraced cottage offers a wonderful blend of charm, style and practicality, making it an excellent choice for a wide range of buyers. Finished to an impressive standard throughout, the property is ready for immediate occupation and centres around a stunning high-gloss kitchen with breakfast bar, creating a stylish and sociable space for both everyday living and entertaining, while a spacious living room with fitted cabinetry provides a warm and comfortable retreat. The accommodation is attractively versatile, with three bedrooms in total, including a ground-floor bedroom with en-suite facilities, ideal for guests, multi-generational living or those seeking more flexible sleeping arrangements, and is further complemented by a modern family bathroom and an additional ground-floor shower room. Outside, the property continues to impress with a large established front garden, complete with greenhouse and two useful stores, while a detached garage with an excellent attached craft room adds fantastic lifestyle appeal, whether used for hobbies, storage or workspace. With the added benefit of EV charging facilities and parking for three to four vehicles, this is a charming cottage that successfully combines rural tranquillity with the convenience and versatility so many buyers are looking for.

#### Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - E and Council Tax Band - B.

The hamlet of Rowanburn is nestled nicely within the Dumfriesshire countryside approximately 1.5 miles from the village of Canonbie and 8 miles from the town of Langholm. Rowanburn itself enjoys a lovely playpark along with the additional benefit of a bus service. Heading through to Canonbie you have a village hall, public house, doctors surgery, post office and primary school. For those looking to commute, the M6 motorway leading to the A74(M) is accessible within a 15 minute drive whereas the A7 offers a scenic route throughout southern Scotland towards Edinburgh.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room and bedroom three, radiator, and stairs up to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, two radiators, fitted base and display units, and a sliding door to the kitchen.

### KITCHEN

Modern high-gloss kitchen with breakfast bar, comprising a range of fitted base, wall, drawer and display units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric induction hob, extractor unit, integrated microwave, space with plumbing for a dishwasher, space for a fridge freezer, one bowl stainless steel sink with mixer tap, under-counter lighting, opening to the rear hall, and a double glazed window to the rear aspect.

### REAR HALL

Fitted tall unit with high-gloss doors, part-tiled walls, internal door to the shower room, and an external door to the rear lane.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Fully-boarded walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

### BEDROOM THREE & EN-SUITE

Bedroom Three:

Double glazed window to the front aspect, radiator, fitted wardrobes with triple sliding doors, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a corner WC, pedestal wash hand basin, and a shower enclosure with electric shower unit. Part-boarded walls, tiled flooring, and an extractor fan.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, and a double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, and two fitted wardrobes with triple sliding doors.

### BEDROOM TWO

Double glazed window to the front aspect, radiator, and a built-in cupboard.

## BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bathtub. Part-tiled walls, tiled flooring, chrome towel radiator, and an obscured double glazed window.

## EXTERNAL:

To the front of the property is a detached garage with attached craft room and store, off-road parking and garden, all which is separated from the property via a shared access road. The large established garden includes raised vegetable beds, a paved seating area, gravelled entertaining/drying areas, a large greenhouse, and mature trees, fruit trees, planting and hedging throughout. Additionally, the rear garden includes a large store attached to the garage/craft room, a detached brick outbuilding with secure door, and the oil-tank within the rear garden. Parking is available for three/four vehicles, situated in front of the garage and front garden.

## GARAGE/CRAFT ROOM

A large detached garage with attached craft room. The garage includes double barn-style doors, EV charging point, power sockets, lighting, cold-water tap, plumbing for washing machine, and a store with freestanding oil-fired boiler inside. The craft room is accessible from within the garage via secure lockable door, including fitted worksurfaces, radiator, power sockets, recessed spotlights and a triple glazed window.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - forgiven.users.statue

## AML DISCLOSURE:

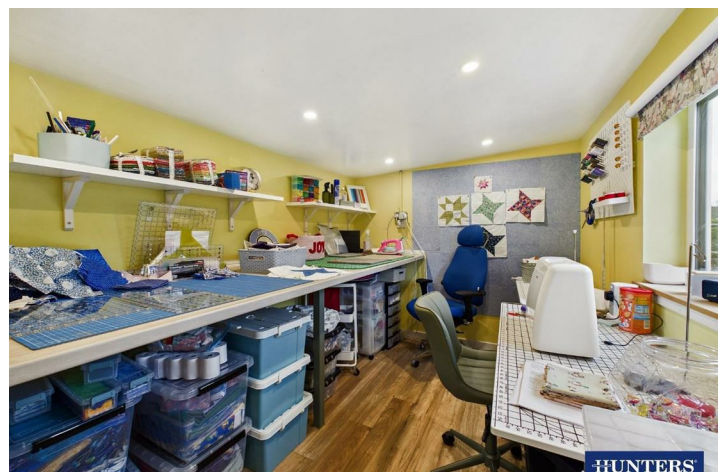
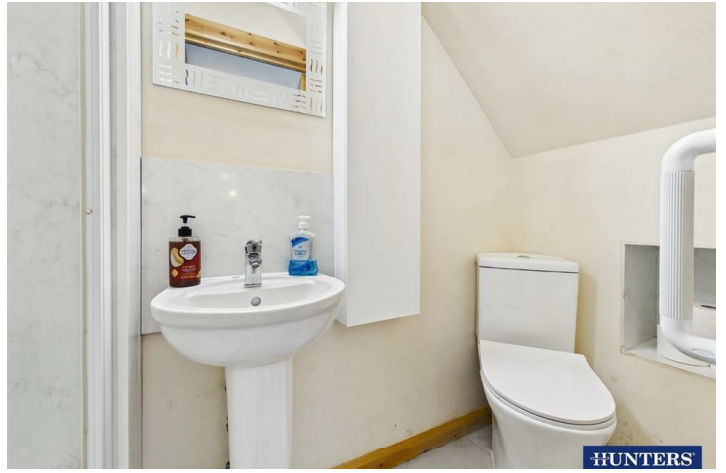
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

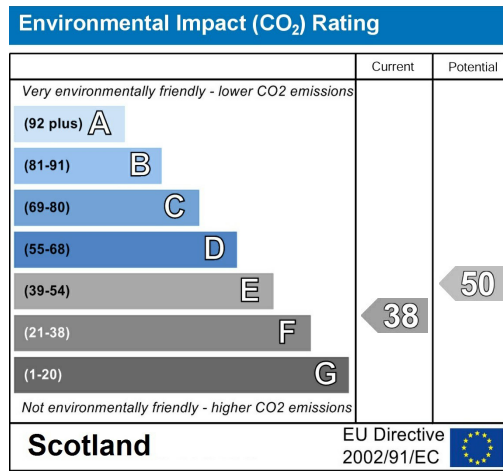
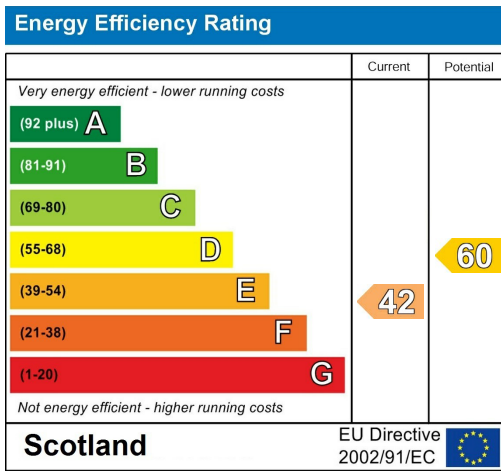






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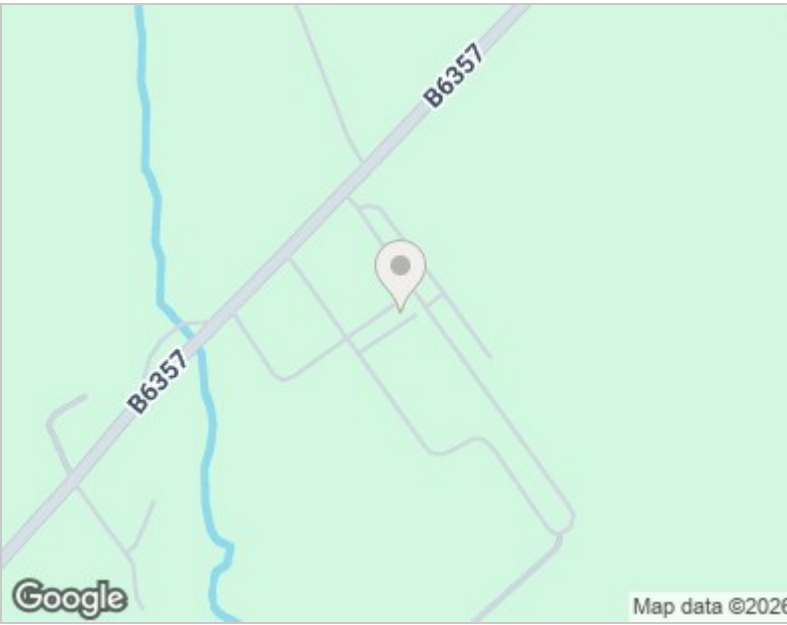
### Energy Efficiency Graph



### Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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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