

Langholm

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Rowantree, 3
Watchhill Park,
Canonbie, DG14 0TD**

Offers Over £280,000



Situated within a quiet cul-de-sac in the popular rural village of Canonbie, Rowantree is an attractive 3-bedroom detached bungalow offering spacious and versatile accommodation ideally suited to modern family living. The property is entered via an L-shaped hallway which leads into a bright and welcoming living room with dining area. Double doors open into a conservatory overlooking the rear garden, creating an ideal space for relaxing or entertaining throughout the year.

A fitted farmhouse-style kitchen provides ample storage and workspace complementing the home's warm and inviting character.

There are three well-proportioned double bedrooms along with a practical shower room.

Externally the property continues to impress with a large enclosed rear garden featuring treated timber fencing, patio seating area and established shrub beds. To the front there is a small lawn and additional shrub borders together with block paved off-street parking for 2-3 vehicles.

Further benefits include an integral single garage with adjoining boiler room adding excellent storage and practicality.

Canonbie is a sought-after rural village offering a peaceful lifestyle while remaining conveniently located for commuting, with easy access to Langholm approximately 5 miles away and the city of Carlisle around 14 miles distant.



Rowantree, 3 Watchhill Park, Canonbie, DG14 0TD

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- Entrance Hall
- Living Room/Dining Area
- Conservatory
- Kitchen
- 3 Bedrooms
- Shower Room

- Outside
- Garden to the Front and Rear
- Patio Area
- Integral Garage and Boiler Room
- Off Road Parking for 3 vehicles

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, electricity and drainage.

EPC

D.

Council Tax

E.

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Full members of:

