



Little Haven, Canonbie - DG14 0XA

Offers Over £295,000

C&D Rural

Little Haven, Canonbie, DG14 OHW

- Elevated position with attractive river views
- Well-proportioned three-bedroom accommodation
- Bright and spacious living room with large picture window
- Three double bedrooms, including one with ensuite wet room
- Additional box rooms providing flexible storage/office space
- Well-equipped kitchen with fitted units and useful pantry
- Main bathroom with bath and electric shower
- Driveway and private rear parking
- Detached garage
- Popular Canonbie location with excellent local amenities and transport links

Little Haven offers well-proportioned accommodation together with a driveway, parking and detached garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

C&D Rural



Little Haven, Canonbie

Set in an elevated position with attractive views over the river running through Canonbie, Little Haven offers well-proportioned accommodation together with a driveway, parking and detached garage. The property is approached from the road by a flight of steps to the front, with vehicle access and parking available to the rear.

The Accommodation

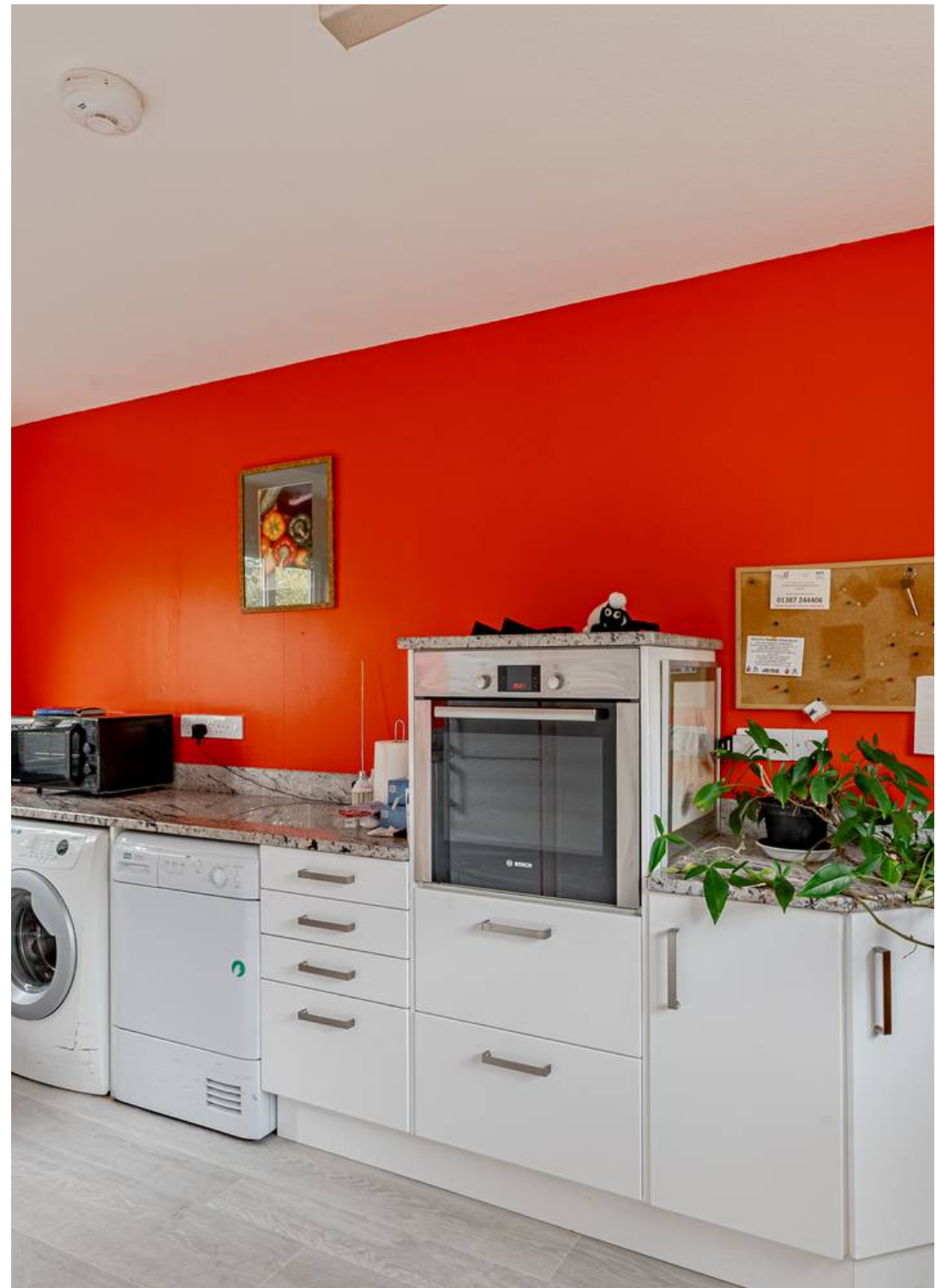
The front door leads into a spacious hallway, with a small WC conveniently located immediately to the right. The hallway provides access to the principal rooms and also has a useful storage cupboard.

The kitchen is well proportioned and has a good range of fitted units together with a useful pantry. The living room is a bright and appealing space, with a large window overlooking the river and making the most of the property's elevated position.

There are three double bedrooms, one of which is currently being used as a dining room and could readily be used as a bedroom if required. One of the bedrooms benefits from an ensuite wet room. There is also a box room currently used as a wardrobe and a further smaller box room which is presently used as an office.

The main bathroom comprises a bath with electric shower over, WC and wash basin.

Externally the property is approached to the front by steps from the road. To the rear there is a driveway with space for parking, together with a detached garage. The elevated position provides attractive views over the river and surrounding area.



Situation

The property is located in a popular commuter village around 6 miles from Langholm in Dumfries and Galloway. The village is a thriving community and benefits from a Doctors' Surgery, Tennis Courts and a bus service. For larger shopping needs, Annan and Carlisle boast a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Canonbie primary school with a catchment to Langholm Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching.

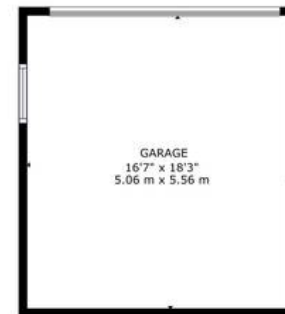












GROSS INTERNAL AREA
 FLOOR 1: 1402 sq ft, 130.22 m²
 EXCLUDED AREAS; GARAGE: 303. sq ft, 28.15 m²
 TOTAL: 1402 sq ft, 130.22 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Services: Little Haven is serviced by mains water supply, mains electricity, mains drainage and oil-fired central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel.: 03033 333000. 2 Railway Cottages is in Council Tax Band E.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

You can include any text here. The text can be modified upon generating your brochure.

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.