

HUNTERS[®]

HERE TO GET *you* THERE



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Rowanburn

Canonbie, DG14 0RQ

Offers Over £108,000



Council Tax: B



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GROUND FLOOR:

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for an under-counter fridge/freezer, one and a half bowl sink with mixer tap, tiled flooring, opening to the dining room, internal door to the living room, external door to the front elevation, and a double glazed window to the front aspect.

DINING ROOM

Double glazed window to the front aspect, and an electric heater.

LIVING ROOM

Double glazed window to the rear aspect, electric heater, fireplace with inset multi-fuel stove, and an internal door to the hallway.

HALLWAY

External door to the rear elevation, stairs to the first floor landing, and an electric heater.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, and a built-in cupboard.

BEDROOM ONE

Double glazed window to the rear aspect, electric heater, and a built-in cupboard/store.

BEDROOM TWO

Double glazed window to the front aspect, electric heater, and a built-in cupboard/store.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a corner shower enclosure with electric shower unit. Tiled flooring, electric chrome towel radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Access:

To the front of the property is a shared access road.

Rear Garden & Parking:

To the rear of the property is a generous garden area which benefits a large timber summerhouse with veranda, along with a gravelled parking area which allows dedicated off-road parking for two vehicles. The garden and parking area are separated from the property via a shared access track.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - mango.landings.secure

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:

Tel: 01387 245898

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.



Road Map



Hybrid Map



Terrain Map



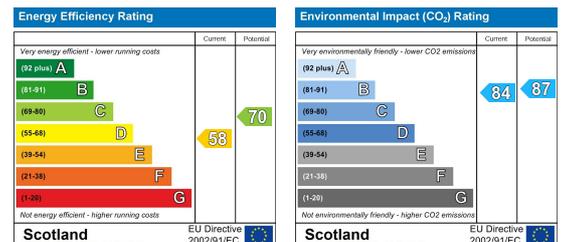
Floor Plan



Viewing

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

Energy Efficiency Graph



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.