

Stevenson & Johnstone

solicitors and estate agents

13 ROWANBURN Canonbie



Mid terraced 2 bedrooomed dwellinghouse situated in the rural hamlet of Rowanburn near Canonbie. The property benefits from a wood burning stove, oil fired central heating and full double glazing throughout. There is a downstairs bedroom and toilet and a further double bedroom and bathroom upstairs. To the rear of the property is a garden, greenhouse, storage shed and garage. EPC = E.

Offers Over £70,000.00

Features

Living Room. Kitchen. Toilet. Rear Hall. 2 Bedrooms. Bathroom. Study. Garden. Garage. Greenhouse. Storage Shed. Full Double Glazing. Oil Fired Central Heating.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

Tel: 013873 80482
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Kitchen: 9' 5" x 7' 3" (2.90 x 2.20)

Upvc entrance door to kitchen. All internal doors are wooden with thumb latches. Wood facings and skirtings. Fitted white floor and wall units. Stainless steel sink and drainer. Radiator. Part tiles to walls. Tiles to floor. Cooker point. Cooker hood. 2 double sockets. 1 single socket. Double glazed window to front. Door to living room. Walk-in under stairs storage with tiles to floor. Plumbed for washing machine. 1 double socket.



Living Room: 12' 9" x 12' 3" overall (3.85 x 3.75)

Wood burning stove set on a slate hearth with brick built surround and wood mantle. Shelving to either side of fireplace. Wood flooring. Radiator. Double glazed window to rear. Telephone point. T.V. socket. 3 double sockets. Built-in storage cupboard. Door to bedroom 1. Door to rear hall.



Bedroom 1: 8' 9" x 9' 8" (2.65 x 2.95)

Double glazed window to front. Radiator. 2 double sockets.

Rear Hall:-

Radiator. Central heating controls. Tiles to floor. Upvc door to rear lane and garden. Downstairs toilet with wash hand basin. Tiles to floor.



First Floor Landing:-

Velux window. 1 single socket. Telephone point. Built-in storage cupboard with hanging space. doors to bathroom, bedroom 2 and study.

Bathroom: 8' 1" x 4' 4" (2.45 x 1.30)

Wash hand basin. W.C. Bath with mains powered shower over. Shower screen. Part tiles to walls. Tiles to wall. Radiator. Double glazed window to front.



Study: 5' 4" x 6' 9" (1.60 x 2.05)

Coombed ceiling. Velux window. Radiator. 1 double socket.

Bedroom 2: 12' 8" x 10' 4" (3.85 x 3.15)

Coombed ceilings. Velux window to front. Two under-eaves storage areas. Radiator. 3 double sockets. Telephone point.

Outside:-

Oil fired Worcester boiler stands outside at the rear door. Shared access lane. Enclosed garden area over lane. Paved patio area. Greenhouse. Timber storage shed. Corrugated tin garage.



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General

Address:

13 ROWANBURN
Canonbie
Dumfries & Galloway
DG14 0RQ

Amenities:

Mains water, electricity and drainage. Oil fired central heating. Full double glazing.

Extras:

All curtains, blinds, carpets and floor coverings throughout the property are included in the sale price.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

Offers Over £70,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.

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