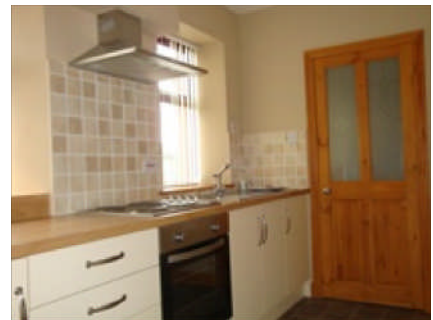
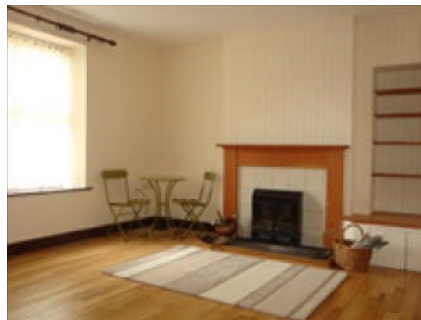


Stevenson & Johnstone

solicitors and estate agents

3 ROWANBURN Canonbie



Mid terraced two bedroomed cottage situated in the peaceful rural hamlet of Rowanburn near Canonbie. The property is in sound condition throughout with double glazing, a multi-fuel stove serving the central heating system and a fitted kitchen. To the rear is a fully enclosed garden and vegetable plot. EPC = F.

Offers Over £72,000.00

Features

Entrance Hall. Kitchen. Living Room. 2 Bedrooms. Bathroom. Double Glazing. Solid Fuel Central Heating. 2 Storage Sheds. Garden.

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

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Hard wood entrance door to hallway. Radiator. Double glazed window to front. 1 double socket. Doors to living room and kitchen. Walk-in storage cupboard with plumbing for washing machine, 1 double socket and coat hanging facilities.



Kitchen: 13' 6" x 6' 9" (4.10 x 2.05)

Wood/glass panelled door. Fitted floor and wall units. Stainless steel sink and drainer with mixer tap. Electric hob, oven and cooker hood. Tiled splash back. Two double glazed windows to front. 4 double sockets. 1 single socket. Cooker point. Radiator. Small cupboard housing electrics.



Living Room: 16' 8" x 12' 8" (5.10 x 3.85)

Multi-fuel stove set in tiled hearth with wood surround and fender. Painted wood panelling to fireplace wall. Shelved recess to one side with cupboards below. Wood flooring. Radiator. Double glazed window to rear. 3 double sockets. T.V. socket. Telephone point. Door to front hallway.

Rear Hall:-

Wood/glass panelled rear door. Radiator. Wood flooring. Stairs to 1st floor landing.



First Floor Landing:-

Wood bannister. 1 double socket. Double glazed window to rear.

Bedroom 1: 11' x 9' 6" (3.35 x 2.90)

Built-in wardrobe with hanging and shelf space. Radiator. Double glazed window to rear. 3 double sockets. T.V. point.



Bedroom 2: 9' 9" x 10' 1" (3.00 x 3.05)

Built-in wardrobe with shelves and hanging space. Radiator. Double glazed window to front. 3 double sockets. T.V. point.

Bathroom: 6' 3" x 6' 9" (1.90 x 2.05)

Coloured suite. Bath with electric shower over. Wash hand basin and W.C. Part tiles to walls. Part respotex to walls. Radiator. Pine panelled ceiling with down lights. Extractor fan. Shaving point. Double glazed window to front.

Outside:-

To the front are two brick built and slate roofed storage sheds. To the rear is a fully enclosed garden made up of lawn, vegetable plot and hard standing for a shed.



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General

Address:

3 ROWANBURN
Canonbie
Dumfries & Galloway
DG14 0RQ

Amenities:

Mains water, electricity and drainage. Double glazing. Solid fuel central heating. Telephone connection.

Extras:

All blinds, carpets and floor coverings are included in the sale price together with the oven, hob and cooker hood in the kitchen.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £72,000.00

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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