

Stevenson & Johnstone

solicitors and estate agents

HARELAWSLACK Harelaw Canonbie



Characterful secluded 3 bedroom country cottage near Canonbie with additional self contained apartment which could be utilised to raise a rental income, bed and breakfast, granny flat or simply brought in as part of the dwellinghouse. The property has been fully renovated to a high standard and features two multi-fuel stoves, oil fired central heating and full double glazing. Outside is a large well stocked garden, carport, storage shed and parking for several cars. EPC = D

Price Region £295,000.00

Features

Living Room. Kitchen. Dining Room. Conservatory. Hallway. 3 Bedrooms. Bathroom. Shower Room. Rear Porch. Self Contained Annex with Kitchen and Shower Room. Two Multi-fuel Stoves. Full Double Glazing. Oil Fired Central Heating. Solar Panels. Garden. Carport. Storage Shed. Parking.

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

Stevenson & Johnstone

solicitors and estate agents

Self Contained Area: 13' 4" x 27' 5" (4.03 x 8.40)

Upvc entrance door and side panels. 4 double glazed windows. 2 Velux windows. Down lights. Wood beams to ceiling. Stone tiled floor with under floor heating. Oil and electric Aga cooker. Extractor hood. Belfast sink set in wood unit and worktop. Part tiles to walls. Storage Cupboard. Walk-in larder housing oil fired central heating boiler. Access to loft space. Shower room with large walk-in mains powered shower. Respotex to walls. Wash hand basin. W.C. Chrome ladder radiator. Downlights. Extractor fan. Shaver point. Door from self contained area leads into the hallway of the main part of the dwellinghouse.



Hallway:-

Oak flooring. Two radiators. Double glazed windows to the rear. Wood beams to ceiling. Down lights.

Bedroom 1: 11' 1" x 13' (3.35 x 3.95)

Built-in storage cupboards to one wall. Oak flooring. Radiator. Wood beams to ceiling. Down lights. Double glazed French doors to garden.



Bedroom 2: 9' 2" x 8' 9" (2.80 x 2.65)

Double glazed window to front. Oak flooring. Radiator. Wood beams to ceiling. Down lights.

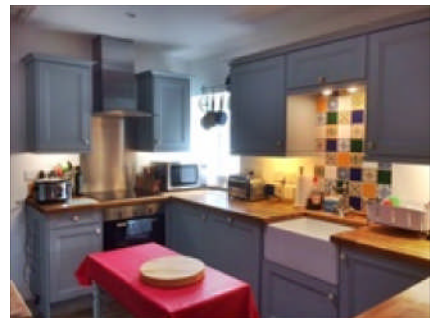


Bathroom:-

Bath with electric shower over and shower screen. Wash hand basin. W.C. Built-in vanity unit with cupboards below and large mirror and display lights above. Painted wood panelling below dado height. Tiles to floor and walls. Extractor fan. Down lights. Loft access.

Living Room: 14' 8" x 10' 9" (4.45 x 3.25)

Multi-fuel stove set in stone built hearth (when on this serves the central heating overriding the oil boiler). Stripped wood flooring. Radiator. Double glazed window to front. Wood beams to ceiling. Down lights. Door to rear hall.

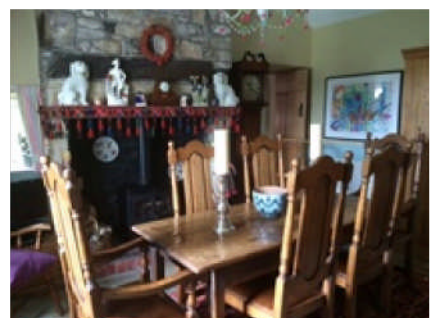


Rear Hall:-

Stone floor. Radiator. Loft access. Down lights. Wood/glass panelled door to conservatory.

Conservatory: 8' 5" x 11' 6" (2.55 x 3.50)

Upvc conservatory with Perspex roof. Windows and door to garden. Window blinds. Two radiators.



Bedroom 3: 10' 2" x 10' 3" (3.10 x 3.10)

Built-in storage cupboards with louvre doors to one wall. Two double glazed windows to rear. Radiator. Wood beams to ceiling. Down lights.

**Dining Room: 14' 7" x 11' 9" (4.45 x 3.55)**

Multi-fuel stove set in stone built hearth. Stone floor. Two double glazed windows to front. Radiator. Painted wood panelling below dado height. Wood beams to ceiling. Down lights. Door to kitchen and shower room.

Shower Room:-

Walk-in shower cubicle with mains powered shower. Wash hand basin. W.C. Chrome ladder radiator. Extractor fan. Stone floor. Tiles to walls. Down lights.

**Kitchen: 9' 1" x 13' 5" (2.75 x 4.10)**

Fitted shaker style floor and wall units. Belfast sink with mixer tap. Electric oven and ceramic hob. Cooker hood. Integrated freezer, fridge, washing machine and dishwasher. Stone floor. Radiator. Loft access. Two double glazed windows to front. Painted wood panelling below dado height. Double glazed door to rear porch.

Rear Porch:-

Timber built with double glazed windows. Stable style wooden door to garden. Down lights.

Outside:-

Good sized and well stocked garden to the front and side of property. Gravelled off road parking for several cars. Car port and storage shed. Wood store. Oil tank. Outdoor power point. Outdoor water supply.

Stevenson & Johnstone

solicitors and estate agents

General

Address:

HARELAWSLACK
Harelaw
Canonbie
Dumfries & Galloway
DG14 0RS

Amenities:

Mains water and electricity. Septic tank drainage. Solar panels. Oil fired central heating. Part underfloor heating. Multi-fuel stoves. Telephone connection. Full double glazing.

Extras:

The integrated white goods in the main kitchen are included in the sale price. The Aga in the annex can be purchased under separate negotiation.

Council Tax:

Valuation Band E.

Entry:

By arrangement

Price:

£295,000.00

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.