

# Stevenson & Johnstone

solicitors and estate agents

## LAVENDER COTTAGE 5 Rowanburn Canonbie



Mid terraced 4 bedroomed cottage situated in the rural hamlet of Rowanburn near Canonbie. Formerly 2 properties knocked into one providing spacious living accommodation making an ideal family home. To the rear of the property is a good sized garden originally designed by The Beech Grove Garden team with timber built garage and playhouse. LPG central heating. Multi-fuel stove and double glazing.

**Offers Over £132,000.00**

### Features

**Entrance Hall. Kitchen. Living Room. Sitting Room. Toilet. 3 Double Bedrooms. 1 Single Bedroom. Study. Bathroom. Double Glazing. LPG Central Heating. Garden. Garage. Storage Shed.**

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

Tel: 013873 80482  
Fax : 013873 81144  
Email: [enquiries@sandjlangholm.co.uk](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)

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## Hall:-

Entrance hall. Wood floor. Radiator. 1 single socket. Doors to kitchen and Sitting Room.

## Kitchen: 14' 4" x 6' 8" (4.35 x 2.00)

Fitted floor and wall units with under unit lighting. Walk-in larder with power point. Plumbed for washing machine. Double glazed windows to front. Composite sink and drainer. Wood flooring. Radiator. Cooker point. 4 double sockets. 1 single socket. Part tiles to walls. Spot lights to ceiling. Telephone point. Door to living room.



## Living Room: 16' 9" x 12' 10" (5.10 x 3.90)

Wood panelling below dado height. Multi-fuel stove. Traditional style wood beams to ceiling. Radiator. 2 double sockets. 1 single socket. T.V. point. Central heating controls. Door to single bedroom. Door to rear hall.



## Single Bedroom: 9' 4" x 7' (2.80 x 2.15)

Radiator. 1 single socket. Double glazed window to front.

## Rear Hall:-

Radiator. Rear door. Stairs to 1st floor landing. Door to toilet. Door to sitting room.

## Toilet: 9' 1" x 3' 5" (2.75 x 1.05)

Wash hand basin set in vanity unit. W.C. Part tiles to walls. Chrome ladder radiator. Extractor fan.



## Sitting Room: 17' 10" x 12' 8" (5.45 x 3.85)

Large open solid fuel fire set in brick surround with brass canopy. Traditional style wood beams to ceiling. Wood floor. Shelved storage cupboard to fireplace wall with power point. Wall lights. Radiator. 3 single sockets. 1 double socket. Telephone point. 2 double glazed windows to rear. Door to study.



## Study: 9' 6" x 7' (2.80 x 2.15)

Radiator. 2 double sockets. 1 triple socket. Built-in desktop workspace. Broadband socket & telephone point. Double glazed window to front.

## First Floor Landing

Wood spindle banister. 3 double glazed windows to rear. Radiator. 3 single sockets. Central heating thermostat. Shelved storage area.

## Bedroom 1: 9' 2" x 15' 3" (2.80 x 4.65)

Behind eaves storage cupboard. Double glazed window to front. Storage cupboard below windowsill. Radiator. 3 double sockets.

## Bedroom 2: 15' 3" x 9' 9" (4.65 x 3.00)

Built-in triple wardrobes with top boxes. Double glazed window to front. Storage cupboard below windowsill. Telephone point. Radiator. 3 double sockets.



## Bedroom 3: 12' 11" x 12' 4" (3.95 x 3.75)

Behind eaves storage cupboard. Double glazed window to front.

Radiator. 2 single sockets.

**Bathroom:-**

Wash hand basin. W.C. Bath with mains powered shower over and bath screen. Part tiles to walls. Chrome ladder radiator. Cupboard housing combi-boiler and storage area below.

**Garden:-**

Large area comprising of easily maintained attractive lawn, flower beds and shrubs with paved and gravelled areas between. Vegetable plot. Timber built play house. LPG tank. Access to fields beyond.

**Outside:-**

To the front of the property is a coalhouse and timber shed. To the rear is a timber built garage with power and lights. Additional parking for 2 vehicles.



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## General

### Address:

LAVENDER COTTAGE  
5 Rowanburn  
Canonbie  
Dumfries & Galloway  
DG14 0RQ

### Amenities:

Mains water, electricity and drainage. LPG central heating. Double glazing. Multi-fuel stove.

### Extras:

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

### Council Tax:

Valuation Band D.

### Entry:

By arrangement

### Price:

Offers Over £132,000.00

### 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.