



Roker

Canonbie, DG14 0TA

Offers Over £300,000



- Immaculately Renovated & Upgraded to Exceptional Standards
- Bright, Light & Airy Décor Throughout
- Stunning Contemporary Kitchen with Central Island
- Spectacular Modern Family Bathroom
- Large Detached Garage & Ample Off-Road Parking

- Stylish Three-Bedroom Detached Bungalow
- Spacious Living Room with Trendy Sliding Doors to Dining Area
- Luxurious Master Bedroom with En-Suite Shower Room
- Private, Easily-Managed Gardens, Perfect for Relaxation
- EPC - D

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Property Launch on Thursday 16th October between 12noon and 1:30pm, please contact Hunters to schedule your private viewing.

Presented to the market in outstanding condition, this beautifully renovated three-bedroom detached bungalow has been upgraded and finished to an exceptional standard throughout. Perfectly positioned on the outskirts of Canonbie, the property offers the ideal blend of modern style and easy, low-maintenance living. Every detail of the renovation has been thoughtfully designed to create a bright, contemporary home with a superb specification. The accommodation includes a stunning kitchen with central island and breakfast bar, a spacious living room with stylish sliding doors opening to the dining area, three generous double bedrooms, and a luxurious master en-suite complemented by a spectacular four-piece family bathroom. Externally, the property continues to impress with private, easy-to-maintain gardens providing the perfect setting for outdoor relaxation and entertaining along with a large detached garage and ample parking which further enhance convenience and appeal. This is a truly turn-key home where no expense has been spared, a viewing is essential to fully appreciate the exceptional quality, space and location on offer.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, kitchen, utility room, three bedrooms, master en-suite and family bathroom internally. Externally there is off-road parking, a detached garage and gardens.
EPC - D and Council Tax Band - E.

Canonbie is a charming village set amidst the picturesque Dumfriesshire countryside, offering a peaceful rural lifestyle with a strong sense of community. The village boasts a range of amenities including a village hall, public house, doctors surgery, post office, and a well-regarded primary school.

Surrounding green spaces and countryside walks provide a beautiful natural setting for outdoor enthusiasts. Conveniently located for commuters, Canonbie offers easy access to the M6 motorway and A74(M) within approximately 15 minutes, while the scenic A7 route connects the area to Edinburgh and the wider Scottish Borders.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front with a double glazed side window, internal doors to the living room, kitchen, three bedrooms and family bathroom, loft-access point, recessed spotlights, radiator and a built-in cupboard.

LIVING ROOM

Double glazed window to the front aspect, internal double sliding doors to the dining room, recessed spotlights and a radiator.

DINING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and an internal door to the kitchen.

KITCHEN

Contemporary fitted kitchen with central island and breakfast bar, comprising a range of base, wall and drawer units with matching granite work surfaces and splashbacks above. Integrated electric double oven with grill, electric hob, extractor unit, integrated dishwasher, integrated fridge freezer, one and a half bowl sink with mixer tap, recessed spotlights, radiator, internal door to the utility room and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted drawer and tall units with matching granite worksurfaces and splashbacks above. Inset one bowl sink with mixer tap, radiator, recessed spotlights, double glazed window to the side aspect and an external door to the side driveway.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, radiator, recessed spotlights and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin and walk-in shower enclosure with electric shower. Fully-boarded walls, chrome towel radiator, recessed spotlights and an extractor fan.

BEDROOM TWO

Double glazed window to the front aspect, radiator, recessed spotlights and a built-in wardrobe/cupboard with double doors.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, recessed spotlights and a built-in wardrobe/cupboard.

FAMILY BATHROOM

Four piece suite comprising a WC, vanity unit with wash basin, bathtub with hand shower attachment and a double shower enclosure benefitting a mains shower with rainfall shower head and wand. Fully-boarded walls, tiled flooring, chrome towel radiator, LED mirror, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Parking & Driveway:

To the front of the property is a gravelled parking area which can accommodate private off-road parking for up to four vehicles, with an additional parking space in front of the detached garage. The driveway to the side of the property is shared with the neighbour.

Gardens:

To the side of the property is a generous garden, which includes lawn, established borders of mature trees, shrubs and plants, along with gravelled areas for outdoor seating and entertaining. An external cold water tap is located to the rear of the property, along with the oil tank.

GARAGE

Manual up and over garage door, pedestrian access door, plumbing for a washing machine and power internally.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [interview.sports.sharpness](https://www.what3words.com/interview.sports.sharpness)

AML DISCLOSURE:

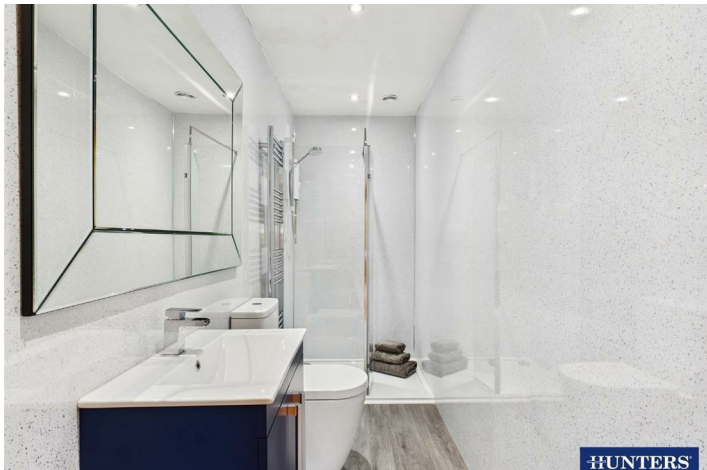
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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:

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.

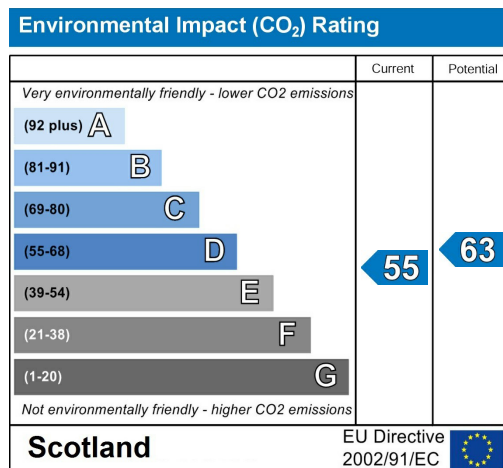
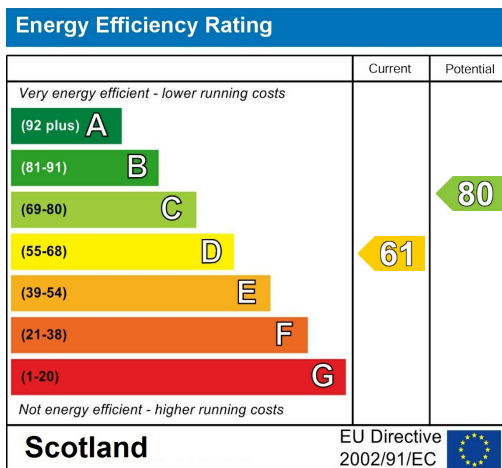
Floorplan







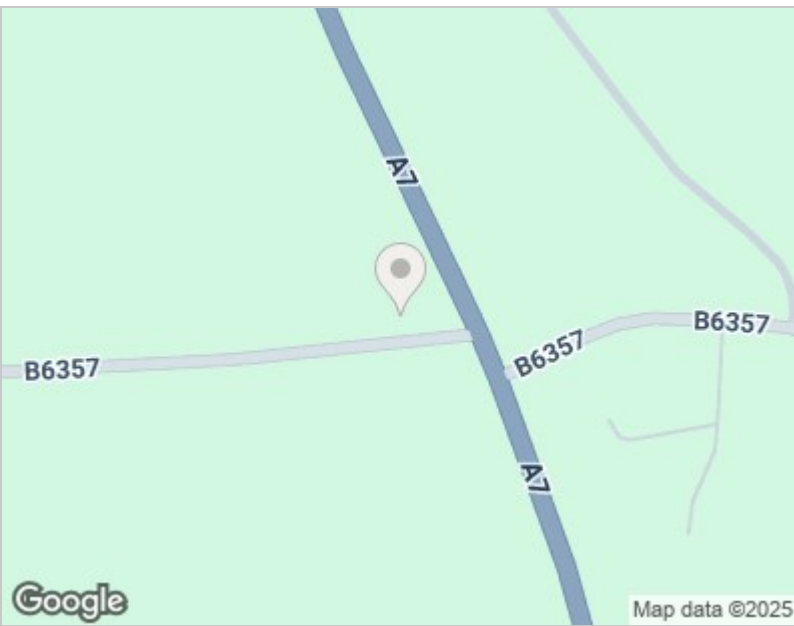
Energy Efficiency Graph



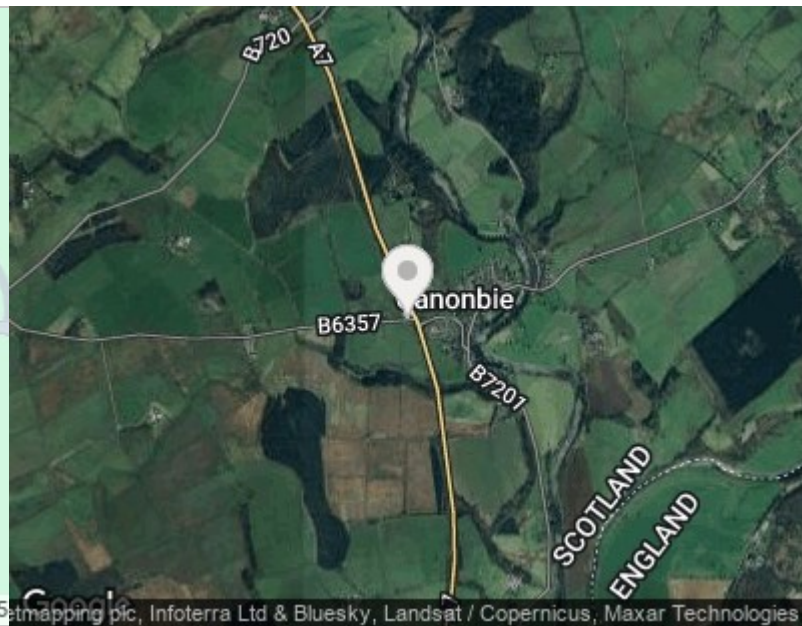
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
HERE TO GET *you* THERE

Tel: 01387 245898



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.

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