

HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

The Hollows

Canonbie, DG14 0XD

Offers Over £95,000 TBC



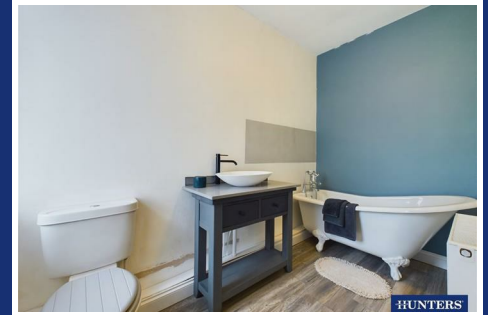
- Modernised End-Terrace Cottage
- Beautifully Presented Throughout
- Cosy Kitchen with Stone Worksurfaces
- Bathroom with Roll-Top Bathtub
- Off-Road Parking
- Semi-Rural Location within the Dumfriesshire Countryside
- Spacious Living Room with Front Aspect
- One Double Bedroom
- Forecourt Garden & Rear Garden
- EPC - E

Tel: 01387 245898

The Hollows

Canonbie, DG14 0XD

Offers Over £95,000 TBC



This quirky one bedroom end-terrace cottage is situated peacefully within the scenic hamlet of The Hollows, around two miles North of Canonbie. Having been modernised throughout by the current owner, the property boasts a neutral interior with excellent specification internally, including a fitted kitchen with stone worksurfaces and fitted bathroom suite including a lovely roll-top bathtub. Externally the cottage enjoys a garden area to the rear with off-road parking to the side. A viewing comes highly recommended.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, kitchen and one double bedroom internally. Externally there is a low-maintenance front garden and a garden area to the rear. EPC - E and Council Tax Band - A.

The hamlet of The Hollows is nestled nicely within the Dumfriesshire countryside approximately 2 miles North of Canonbie and 5 miles South of Langholm. The Hollows itself lies on the tranquil River Esk and enjoys the historical 16th Century tower house of Gilnockie Tower. Heading through to Canonbie you have a village hall, public house, doctors surgery, post office and primary school. For those looking to commute, the M6 motorway leading to the A74(M) is accessible within a 15 minute drive whereas the A7 offers a scenic route throughout Southern Scotland towards Edinburgh.

ENTRANCE HALL

External door from the front with internal door to the hallway.

HALLWAY

Internal doors to the living room, bedroom and bathroom, radiator and loft access point.

LIVING ROOM

Double glazed window to the front aspect, radiator, feature fireplace and internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base and drawer units with quartz worksurfaces and upstands above. Integrated electric oven, electric hob, extractor fan, space and plumbing for a washing machine, space for a fridge freezer, one bowl sink with mixer tap, two double glazed windows to the rear aspect, radiator and an external door to the side elevation.

BEDROOM

Double glazed window to the front aspect and radiator.

BATHROOM

Three piece suite comprising a WC, vanity unit with wash hand basin and a freestanding roll top bath with hand shower attachment. Radiator, extractor fan and an obscured double glazed window.

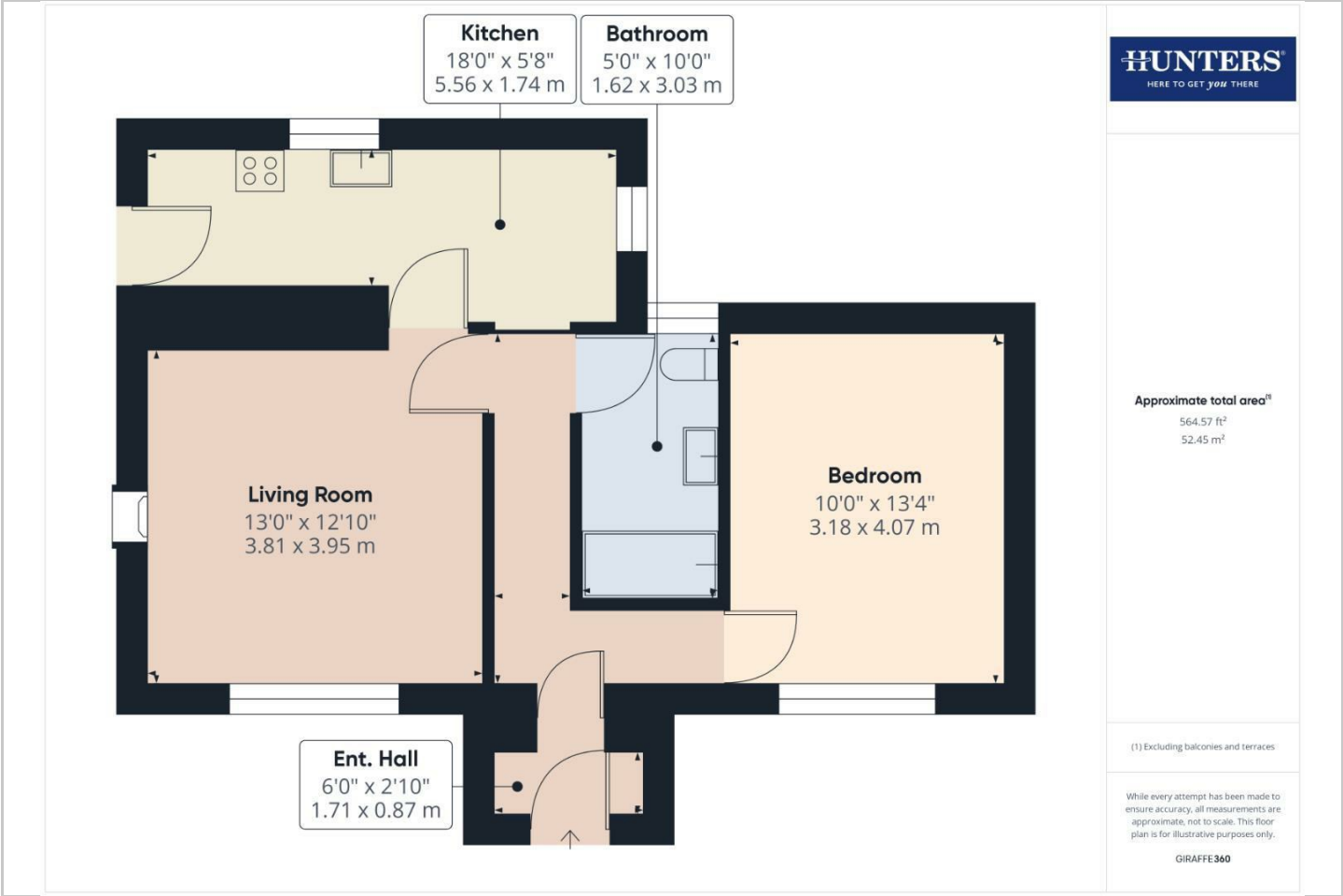
EXTERNAL

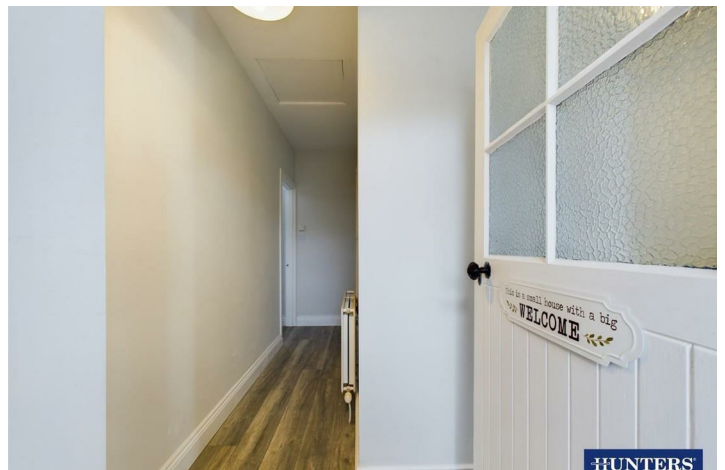
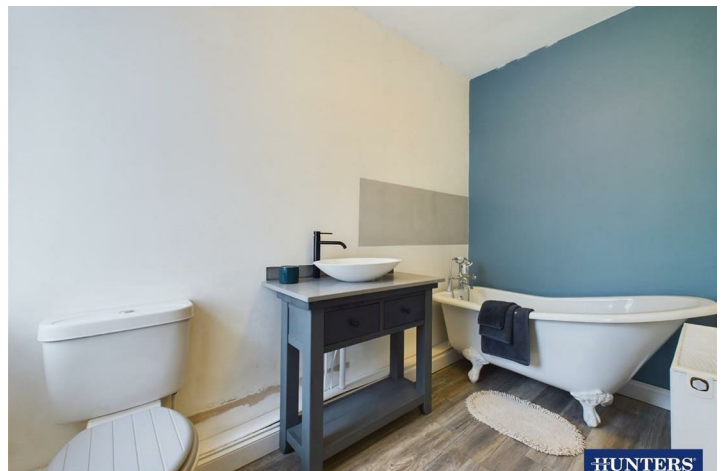
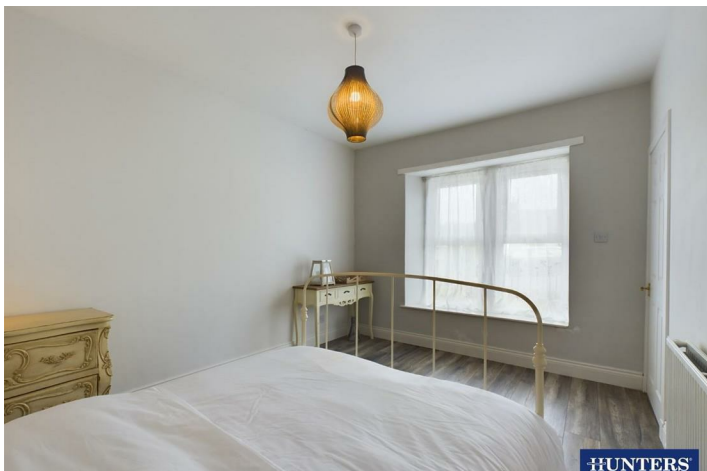
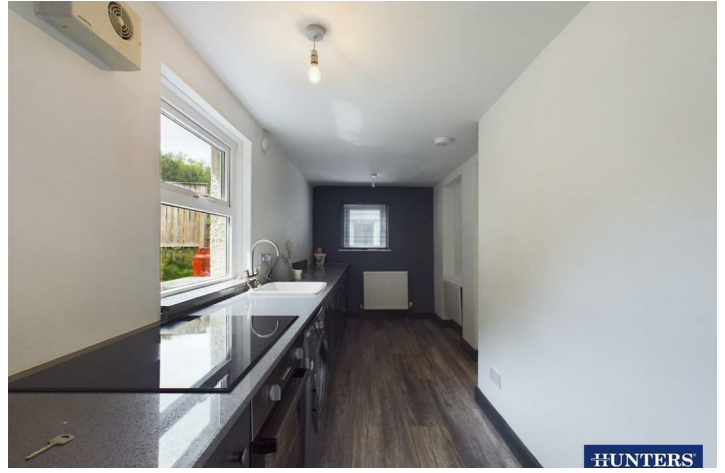
To the front of the property is a low-maintenance forecourt garden. The rear garden benefits a small hardstanding area with steps towards the elevated garden area. Within the rear garden is the oil boiler. Off-Road parking to the side elevation. There is an access pathway down the side of the property towards the rear garden of which the neighbours have a right of way.

WHAT3WORDS

For the location of this property please visit the `What3Words App` and enter - `primed.cascaded.decoder`

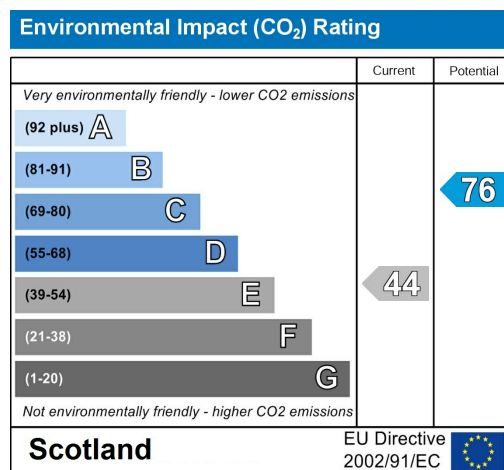
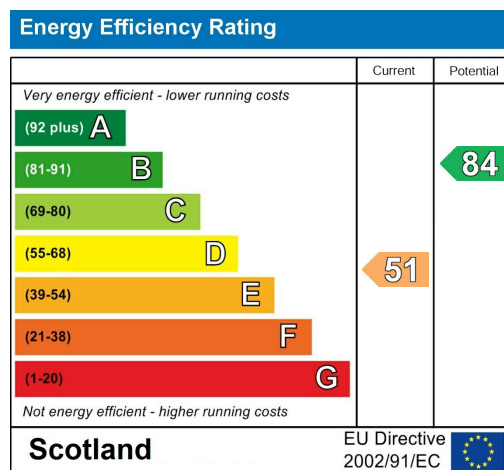
Floorplan







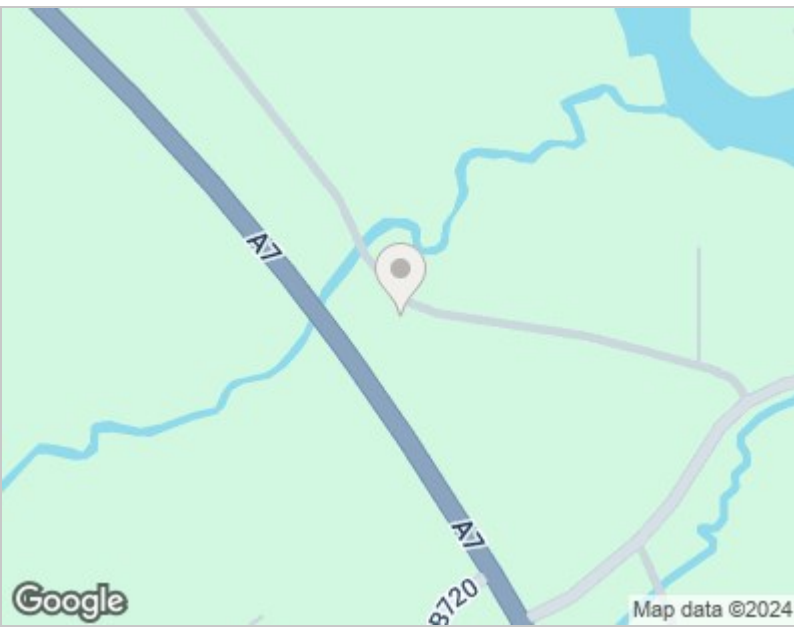
Energy Efficiency Graph



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

