

# HUNTERS®

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## Rowanburn

Canonbie, DG14 0RQ

Offers Over £110,000



- Mid-Terrace Cottage
- Spacious Living Room with Multi-Fuel Stove
- Two Double Bedrooms
- Generous Rear Garden with Large Summerhouse
- Double Glazing & Electric Heating
- Hamlet Setting only 1.5 Miles from Canonbie
- Kitchen with Adjoining Dining Room
- First-Floor Shower Room
- Off-Road Parking to the Rear
- EPC - D

Tel: 01387 245898

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This two-bedroom, mid-terraced cottage offers excellent internal space and is nicely situated in a semi-rural location, just 1.5 miles from Canonbie. An ideal home for those seeking peaceful living, the property includes a generously sized living room complete with a traditional fireplace and inset multi-fuel stove, creating a warm and inviting focal point. The fitted kitchen provides ample storage and workspace, and opens into an adjoining dining room that offers flexibility for family meals, entertaining or use as an additional sitting area. Upstairs, there are two bedrooms accompanied by a three-piece shower room. Stepping outside, the appeal continues with dedicated off-road parking to the rear of the property, along with an enclosed garden that provides an ideal space for outdoor relaxation or gardening. A timber summerhouse adds a charming feature, offering further potential as a hobby room, storage area or a quiet spot to enjoy the rural surroundings. The property also benefits from an open-field outlook to the rear, enhancing the sense of countryside living and providing a scenic backdrop throughout the year. A viewing is essential to appreciate the location, potential and lifestyle opportunity this home provides.

Utilities, Services & Ratings:  
Electric Heating and Double Glazing.  
EPC - D and Council Tax Band - B

The hamlet of Rowanburn is nestled nicely within the Dumfriesshire countryside approximately 1.5 miles from the village of Canonbie and 8 miles from the town of Langholm. Rowanburn itself enjoys a lovely playpark along with the additional benefit of a bus service. 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.

## GROUND FLOOR:

### KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for an under-counter fridge/freezer, one and a half bowl sink with mixer tap, tiled flooring, opening to the dining room, internal door to the living room, external door to the front elevation, and a double glazed window to the front aspect.

### DINING ROOM

Double glazed window to the front aspect, and an electric heater.

### LIVING ROOM

Double glazed window to the rear aspect, electric heater, fireplace with inset multi-fuel stove, and an internal door to the hallway.

### HALLWAY

External door to the rear elevation, stairs to the first floor landing, and an electric heater.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, and a built-in cupboard.

### BEDROOM ONE

Double glazed window to the rear aspect, electric heater, and a built-in cupboard/store.

### BEDROOM TWO

Double glazed window to the front aspect, electric heater, and a built-in cupboard/store.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a corner shower enclosure with electric shower unit. Tiled flooring, electric chrome towel radiator, extractor fan, and an obscured double glazed window.

## EXTERNAL:

Front Access:

To the front of the property is a shared access road.

Rear Garden & Parking:

To the rear of the property is a generous garden area which benefits a large timber summerhouse with veranda, along with a gravelled parking area which allows dedicated off-road parking for two vehicles. The garden and parking area are separated from the property via a shared access track.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - mango.landings.secure

## 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:

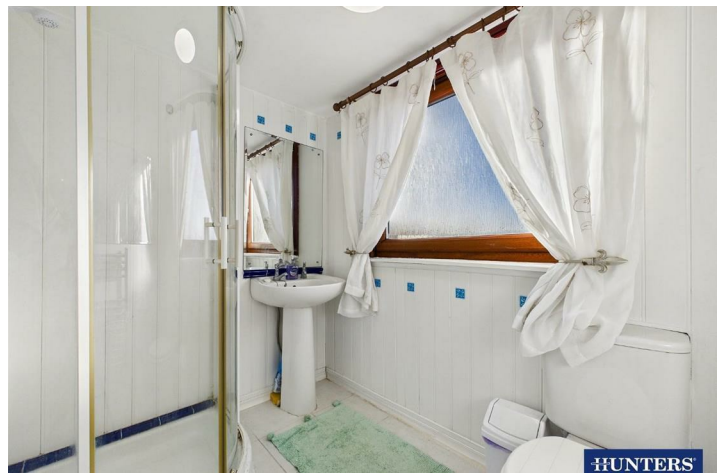
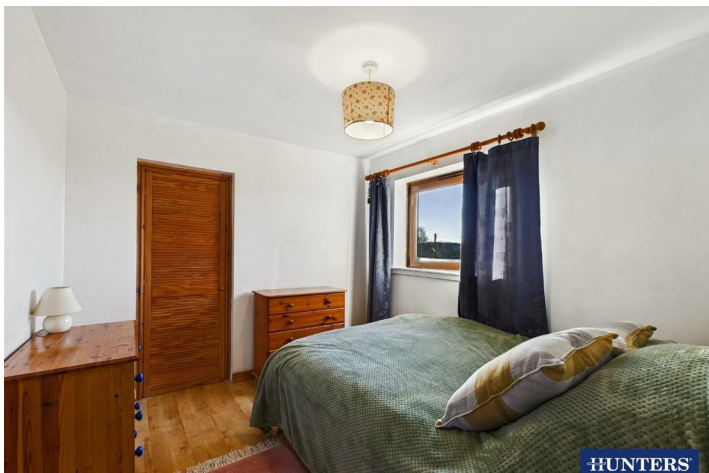
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



## Floorplan



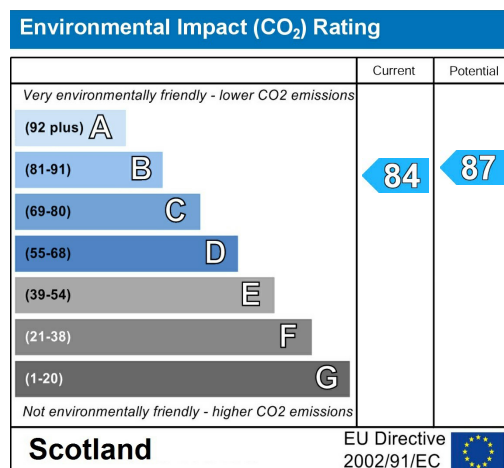
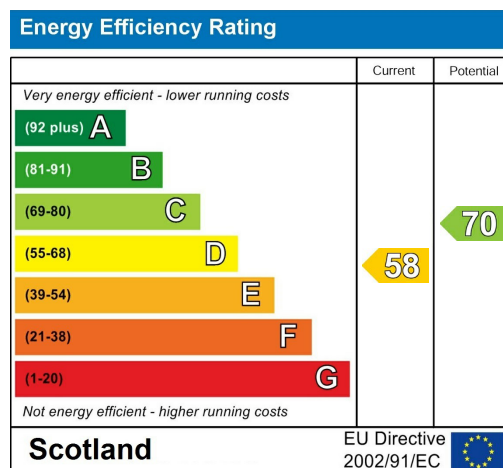








## Energy Efficiency Graph

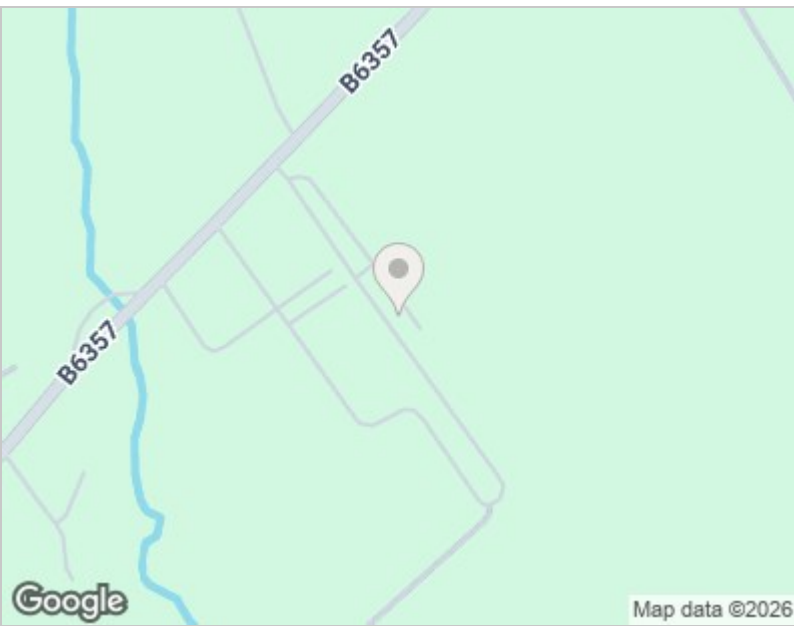


## Viewing

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



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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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