

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Aldery Terrace

Canonbie, DG14 0UP

Offers Over £150,000



- No Onward Chain
- Beautiful Views over Canonbie with Fells in the Distance
- Contemporary Dining Kitchen with Integrated Appliances
- Two Double Bedrooms, both with Open Wardrobes
- Gardens to the Front and Rear plus Off-Street Parking

- Detached Bungalow in a Popular Residential Area
- Modernised and Very Well Presented Throughout
- Spacious Living Room with Garden Access
- Modern Shower Room With A Wet-Room Style Shower
- EPC - TBC

Tel: 01387 245898

# Aldery Terrace

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**NO CHAIN** - This modernised detached bungalow enjoys an elevated position within a popular area of Canonbie and is ready for the new owner to move straight in. Ideal to wide range of purchasers, highlights of the bungalow include a light and airy interior, complimented with both a modern dining kitchen and wet-room style shower room. Both bedrooms are well proportioned double bedrooms and include open wardrobes ideal for those who require ample storage. The private rear garden enjoys an open field view along with a raised garden to the front. For added convenience, there is a driveway allowing for off-street parking for one vehicle. A viewing comes highly recommended, contact Hunters Annan today.

The accommodation, which has electric heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, dining kitchen, two bedrooms and shower room internally. Externally, there is off-street parking to the front and gardens to the front and rear. EPC - TBC and Council Tax Band - C.

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.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the side with an internal door to the hallway.

### HALLWAY & STORE

Hallway:

Internal doors to the living room, dining kitchen, two bedrooms and shower room, loft-access point, Parque style flooring and an electric radiator.

Store:

Electricity consumer unit.

### LIVING ROOM

Double glazed sliding patio door to the rear garden, Parque style flooring and an electric radiator.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and splashbacks above. Integrated eye-level 'slide and hide' electric oven, integrated microwave, electric hob, extractor unit, integrated fridge freezer, integrated washing machine, one bowl sink with mixer tap, electric radiator and two double glazed windows to the front aspect.

### BEDROOM ONE

Double glazed widow to the front aspect, electric radiator and an open wardrobe area.

### BEDROOM TWO

Double glazed widow to the rear aspect, electric radiator and an open wardrobe area

### SHOWER ROOM

Three piece suit comprising a vanity WC and wash basin combination unit and a wet-room style shower with electric shower unit and a rainfall shower head. Fully-tiled walls, chrome towel radiator, extractor fan and an obscured double glazed window.

### EXTERNAL:

Front Garden & Parking:

The front garden is predominantly gravelled and includes a tarmac parking space allowing off-street

parking for one vehicle. Paved steps allow access from the parking space

Rear Garden:

Timber garden shed, large paved seating area directly outside the living room patio door and a gravelled garden area which extends to the side of the bungalow.

### WHAT3WORDS

For the location of this property, please visit the [What 3 Words app](https://www.what3words.com) and enter [education.myths.supporter](https://www.what3words.com/education.myths.supporter)

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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

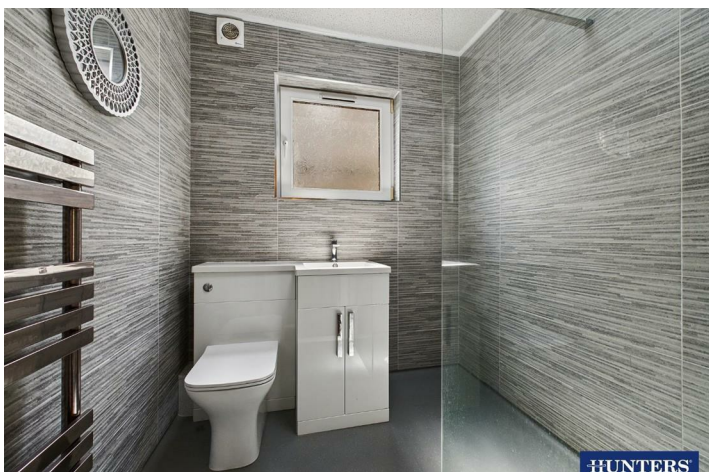
This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



Floorplan



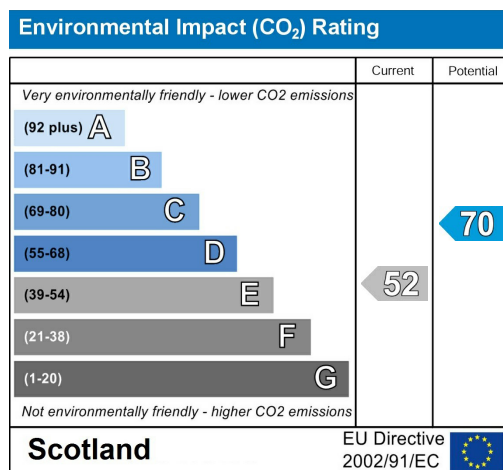
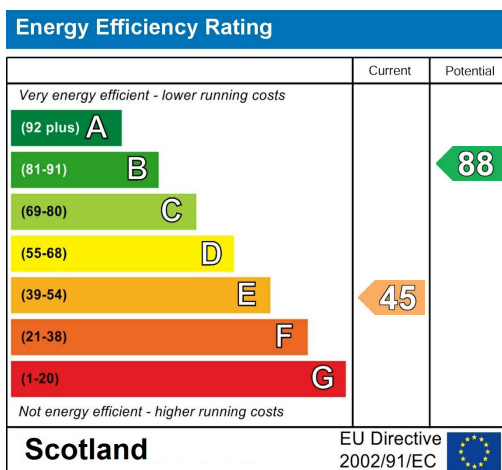








## Energy Efficiency Graph

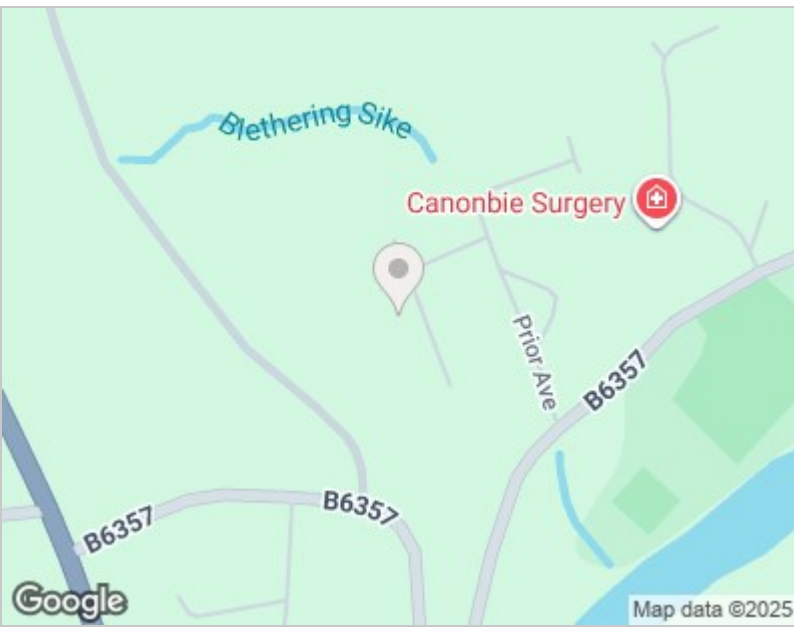


## Viewing

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





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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