



## 1 Rowanburn

Rowanburn, Canonbie, DG14 0RQ

Offers Over £70,000



- End-Terrace Cottage
- Two Reception Rooms
- Generous Rear Garden
- Open Outlook to the Front
- Hamlet Setting 1.5 miles from Canonbie

- In Requirement of Modernisation and Improvement
- One Double Bedroom
- Timber Garage
- Partial Central Heating from the Back Boiler
- EPC - G

# 1 Rowanburn

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Offered to the market with no onward chain and in requirement of some modernisation is this one-bedroom end-terrace cottage with garage and garden. Internally, the property has both a living room and dining room downstairs with one double bedroom to the first floor. Externally, there is a generous rear garden with the benefit of a timber garage. The property is nicely positioned at the end of the terrace enjoying an excellent open outlook over the playpark. A viewing comes highly recommended.

The accommodation briefly comprises kitchen, dining room, living room, hallway and bathroom to the ground floor with a landing, double bedroom and store to the first floor.

Externally there is a garden to the rear and a timber garage. Partial central heating from the open fire with back boiler and partial double glazing. EPC - G and Council Tax Band - A.

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.

## KITCHEN

11'3" x 7'1" (3.43m x 2.16m)

Fitted base and wall units with worksurfaces and tiled splashbacks above. Electric oven, electric hob, extractor unit, one and a half bowl stainless steel sink, space and plumbing for a washing machine, freestanding dishwasher, radiator, opening to the dining room, internal door to the living room, external door to the front and double glazed window to the front aspect.

## DINING ROOM

9'5" x 7'0" (2.87m x 2.13m)

Double glazed window to the front aspect and radiator.

## LIVING ROOM

12'11" x 10'9" (3.94m x 3.28m)

Double glazed window to the rear aspect, open fireplace with back boiler, cupboard housing the water cylinder with immersion heater and an internal door to the rear hall.

## REAR HALL

External door to the rear, internal door to the bathroom and stairs to the first floor.

## BATHROOM

9'1" x 8'3" (2.77m x 2.51m)

Three piece suite comprising a WC, wash hand basin and shower enclosure with an electric shower unit. Part-tiled walls, extractor fan, radiator and an obscured double glazed window. Measurements to the maximum points.

## LANDING

Stairs up from the ground floor with internal door to the bedroom, skylight window, large store room and an additional small storage cupboard with double doors.

## BEDROOM ONE

12'6" x 11'10" (3.81m x 3.61m)

Skylight window and radiator. Measurements to the maximum points.

## STORE

Skylight window.

## EXTERNAL

Separated from the property via a shared access track to the rear elevation is a generous garden area with the addition of a timber garage.

## WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - ozone.casually.sharpens

## PLEASE NOTE

We advise the property and garden are held on a different title to the garage.

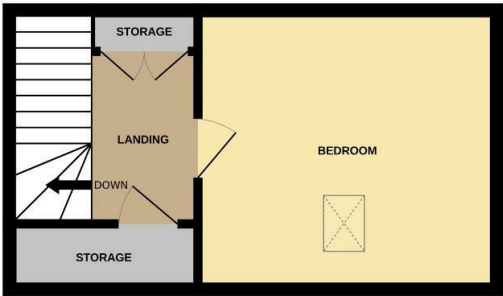


Floorplan

GROUND FLOOR



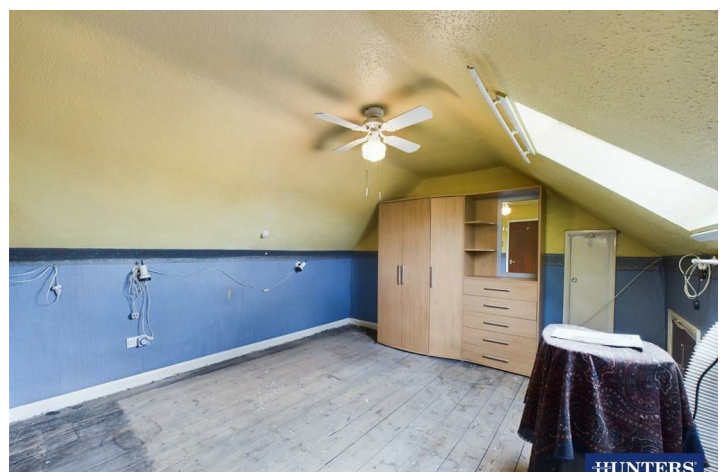
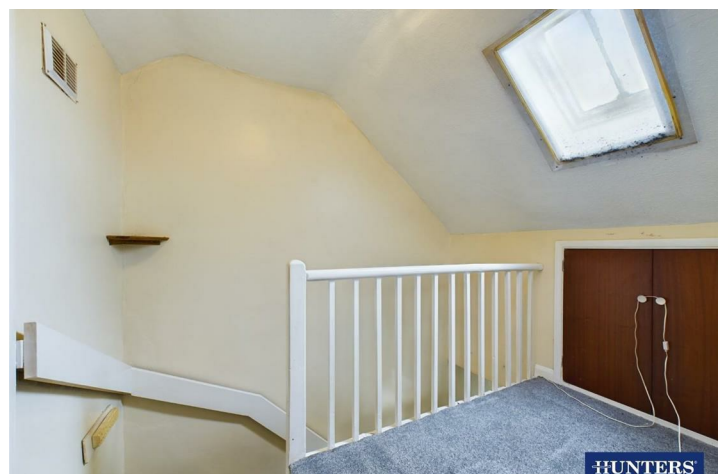
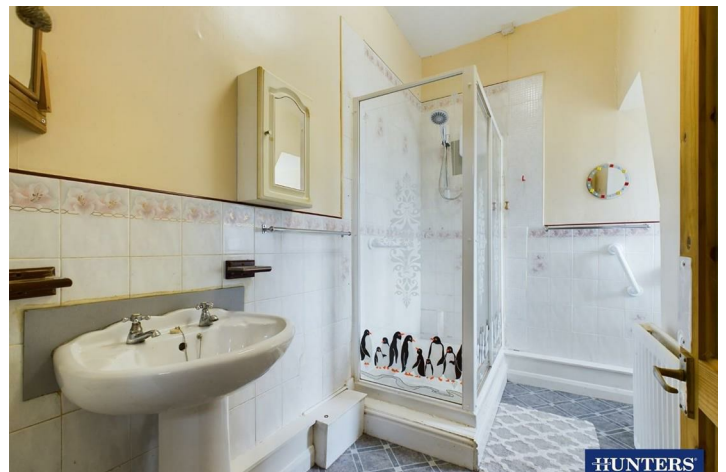
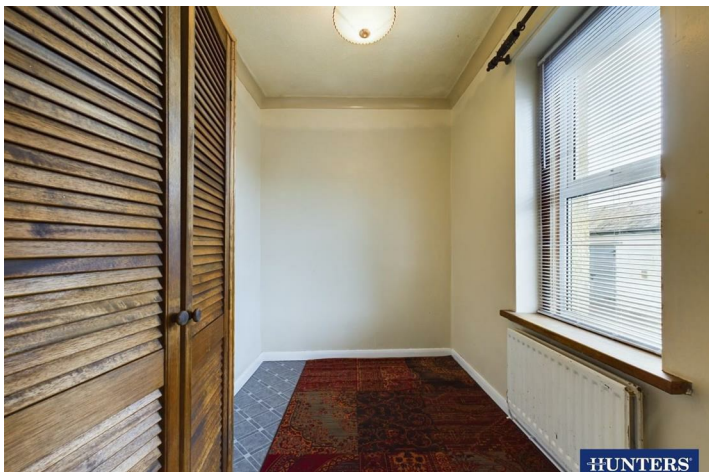
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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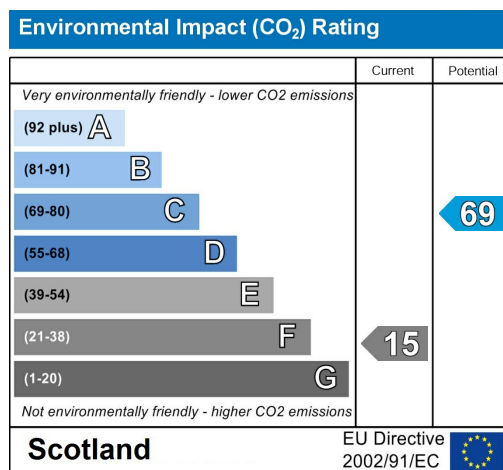
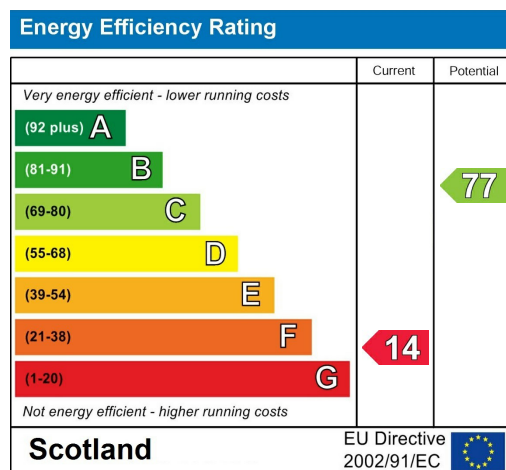






**HUNTERS**

## Energy Efficiency Graph

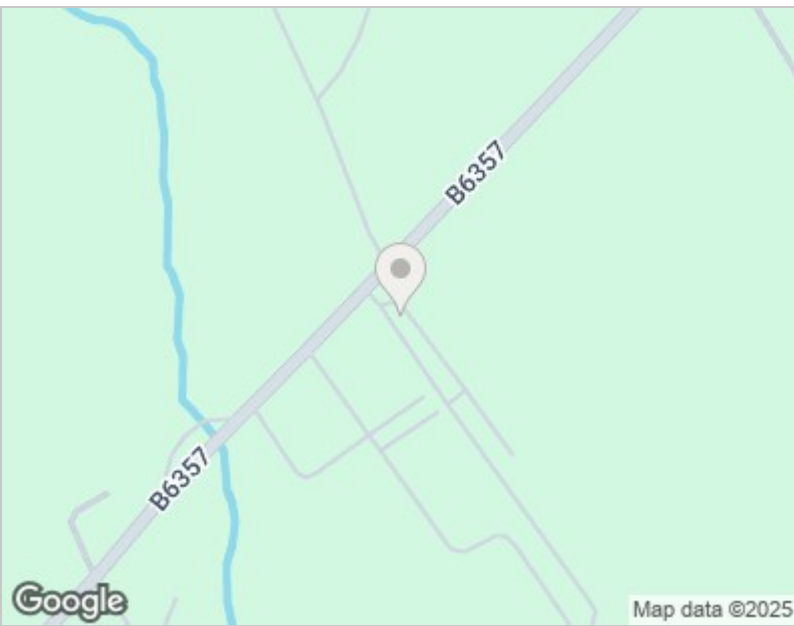


## Viewing

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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