

Stevenson & Johnstone

solicitors and estate agents

WYNNCOTE 2 Watchhill Park Canonbie



Detached 3 bedroomed bungalow situated in a quiet cul-de-sac in the peaceful rural village of Canonbie within easy access of Carlisle and the motorway network. The property is well maintained throughout and benefits from a newly fitted kitchen and bathroom suite, full double glazing and oil fired central heating. Garage to the side with garden to the front and large south facing garden to the rear.

Price Region £169,500.00

Features

Hall. Lounge/Dining Room. Kitchen. 3 Bedrooms. Bathroom. Floored Attic. Garage. Oil Fired Central Heating. Front & Rear Garden.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

Tel: 013873 80482
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Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Vestibule:-

Coat hanging facilities.

Hall:-

Large built-in airing cupboard with shelves and hanging space. Access to floored attic space with power and lighting. Radiator. 1 triple socket. 1 double socket. Telephone point. Central heating thermostat.

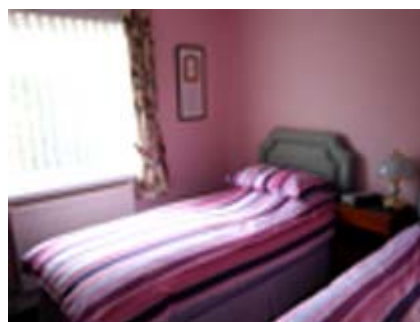
Living/Dining Room: 23' 7" x 13' 2" overall (7.20 x 4.00)

Spacious living/dining room with picture window to front. French doors open to the rear with access to decked area and garden. Open fire set on tiled hearth with sandstone surround and wood mantle. T.V. and F.M. point. 2 x Radiator. Various power points. Serving hatch to kitchen.



Kitchen: 11' 3" x 9' (3.40 x 2.75)

Newly fitted kitchen with floor and wall units. Built-in electric oven and hob. One and half stainless steel sink and drainer. Plumbed for washing machine. Laminate flooring. 2 switched triple sockets. 3 switched double sockets. Radiator. 1 switched single socket. Cooker point. Part tiles to walls. Glass panelled door to hallway. Double glazed door to decked area and rear garden.



Bathroom:-

Newly fitted bathroom suite comprising large bath, wash hand basin and W.C. set in vanity unit. 2 wall cabinets. Part tiles to walls. Tiles to floor. Heated towel rail. Double glazed window to rear.

Bedroom 1: 11' 8" x 9' 9" (3.60 x 2.95)

Main bedroom with built-in double wardrobes. Telephone point. 2 double sockets. 1 single socket. Double glazed window to front.



Bedroom 2: 9' 7" x 9' 3" (2.95 x 2.80)

Built-in double wardrobe. Telephone point. Power points. Double glazed window to the rear.

Bedroom 3: 9' x 8' 4" (2.75 x 2.50)

Currently used also as a study this room has a triple built-in cupboard with shelves and hanging space. Telephone point. Power points. Double glazed window to front.

Garage:-

Garage with up and over door. Light and power. Workshop area to the rear with fitted shelving, cupboard space and workbench.

Boiler House/Garden Store:-

To the rear of the garage is a boiler house with shelves and hooks. Power sockets and light. Central heating boiler.

Garden:-

Large South facing rear garden mainly in grass with open views over the surrounding countryside. Newly laid timber decking area ideal for dining alfresco. To the front is an attractive garden area laid out in lawn with flower/shrub beds. Path leads around side of property. Gate to rear garden. Off Road Parking.

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General

Address:

WYNNCOTE
2 Watchhill Park
Canonbie
Dumfries & Galloway
DG14 0TD

Amenities:

Mains water, electricity and drainage. Oil fired central heating. Double glazing.

Extras:

All light fittings, curtains, carpets and floor coverings are included in the sale price.

Council Tax:

Valuation Band E - Dumfries & Galloway Council.

Entry:

By arrangement

Price:

£169,500.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Directions:

From Carlisle take the A7 truck road heading North to Longtown and Galashiels. Take the 2nd turning on the right for Canonbie. Head down the hill and take the first turning on the right marked Watchhill Road and then right again into Watchhill Park. Wynnecote is the second property on the left.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.

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