Bright and spacious detached 3 bedroom bungalow with conservatory, large converted attic and integrated double garage. The property is immaculately presented, surrounded by a low maintenance garden and is situated in a quiet cul-de-sac in the peaceful village of Canonbie in the Scottish Borders. EPC = F

Features:

- Double Garage
- Full Double Glazing
- Garden
- Living flame Gas Fire
- Oil Fired Central Heating
- Parking
- Sheds

Property Shop
38 High Street
Langholm
DG13 0JH

Tel: 013873 80482
Fax: 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk
Entrance:


Living Room: 23' 8" x 13' 10" (7.20 x 4.20)


Conservatory: 14' 4" x 10' (4.25 x 3.05)


Kitchen: 14' 5" x 10' 8" (4.35 x 3.25)


Dining Area: 10' 5" x 10' 4" (3.20 x 3.20)

Bedroom 1: 10' x 10' 4" (3.05 x 3.20)

Bedroom 2: 9' 10" x 13' 1" (2.95 x 4.00)

Bedroom 3: 9' 4" x 9' 2" (2.85 x 2.80)
Carpet to floor. Window to rear. 3 double sockets. Radiator. Spotlights to ceiling.

Toilet:-

Bathroom:-

First Floor Attic Conversion: 25' 9" x 20' (7.85 x 6.10)
Large attic room fully carpeted. Double glazed windows to rear. Three velux windows to front. Built-in wardrobes and vanity unit. Spotlights to ceiling. 9 double sockets. T.V. and telephone points. Speakers for sound system.

Boxroom: 12' 3" x 6' (3.75 x 1.80)
Carpet to floor. Radiator. Under eaves storage cupboards. Velux window to front. 1 double socket. Shelved storage cupboard with radiator.
**En-suite Shower Room:** 8' 8" x 14' 1" (2.65 x 4.25)


**Outside:**

To the front of the property there is a cobbled parking area and access to the double garage. Flower beds to the front. Concrete crazy paving all around the house. Large double garage with electric remote control doors housing Worcester oil central heating boiler, electric meter and fuse box. Power points. Upvc window and door to rear garden. Storage shed with up sliding door housing calor gas tanks, oil tank and water tap. Raised brick built patio area edged with flower beds. High wooden gate leads out to side lane.
Address
Portholme
Lymiecleuch
Canonbie
Dumfriesshire
DG14 0XA

Amenities:

Extras:
All blinds, curtains, carpets and floor coverings throughout the property together with the white goods in the kitchen.

Council Tax
Band E

Entry:
By arrangement

Price
Offers Over £230,000

Viewing:
By arrangement with the selling agents Stevenson & Johnstone on 013873 80482

Tenure:
Freehold