



Outstanding detached four bedroom bungalow in a generous garden, located close to Canonbie Meadowview, Canonbie DG14 0TA

## Property Details

Meadowview, Canonbie, DG14 0TA

### Offers Over

£380,000

### Description

Meadowview is a superb detached bungalow, offering spacious and versatile accommodation, and high quality fixtures and fittings throughout. The property sits in a generous plot and enjoys ample driveway parking, a detached double garage and a sunny garden with open views to the rear.

### Selling Agents

C&D Rural, Lakeside, , Longtown, Carlisle, CA6 5LY





## KEY FEATURES

- Outstanding four bedroom detached bungalow
- Two reception rooms
- Four double bedrooms (two with ensuite shower rooms)
- Luxurious family bathroom
- Extensive driveway and detached double garage
- Generous and enclosed garden with lovely open views to the rear
- Close to Canonbie, local amenities and all major road and rail links

## Meadowview, Canonbie, DG14 0TA

### *Situation*

*The property is situated on a quiet road in a small hamlet close to Canonbie. Nearby Canonbie is a quaint and picturesque village nestled along the River Esk in Dumfries and Galloway, Scotland. Surrounded by stunning natural beauty, Canonbie offers a serene escape for residents and visitors alike. The area boasts a rich history, with its ancient church and fascinating historical sites adding to its charm.*

*Despite its rural setting, Canonbie remains easily accessible, located near the A7 road, providing convenient links to nearby towns like Langholm and Carlisle. The village also benefits from good transport links, with regular bus services connecting it to surrounding areas. Whether you're exploring the scenic countryside, enjoying riverside walks, or immersing yourself in the village's intriguing past, Canonbie's tranquil location and accessible transport links make it a popular destination.*



Over the past three years the current owners have carried out various works to include installing a new consumer unit, a new oil fired boiler, new bathrooms, have redecorated throughout and have installed new radiators in most rooms.

## Description

A glazed entrance porch leads into a welcoming reception hall, which is generously proportioned and offers four large storage cupboards. The sitting room is located to the front of the property and enjoys windows on three elevations and contemporary vertical radiators. The cosy living room enjoys a dual aspect, an open fire and has direct access to the kitchen. The kitchen is fitted with a good range of wall and floor units and complementary worksurfaces, and there is an electric range cooker, dishwasher and sink with mixer tap. It enjoys lovely views and has direct access to the garden via French doors in the dining area.

There is a useful utility room, fitted with a range of storage units and a sink. There is plumbing for white goods, a cloaks area and an adjacent WC. A door from the utility room leads out to the rear garden.

The four double bedrooms are all of excellent proportions. Two of the bedrooms feature modern en-suite shower rooms, with generous cubicles and wash hand basins set in vanity units. The family bathroom is very generous in size and features an impressive free standing bathtub with hand held shower attachment, a large shower cubicle with rainhead shower attachment, WC and wash hand basin set into a vanity unit.











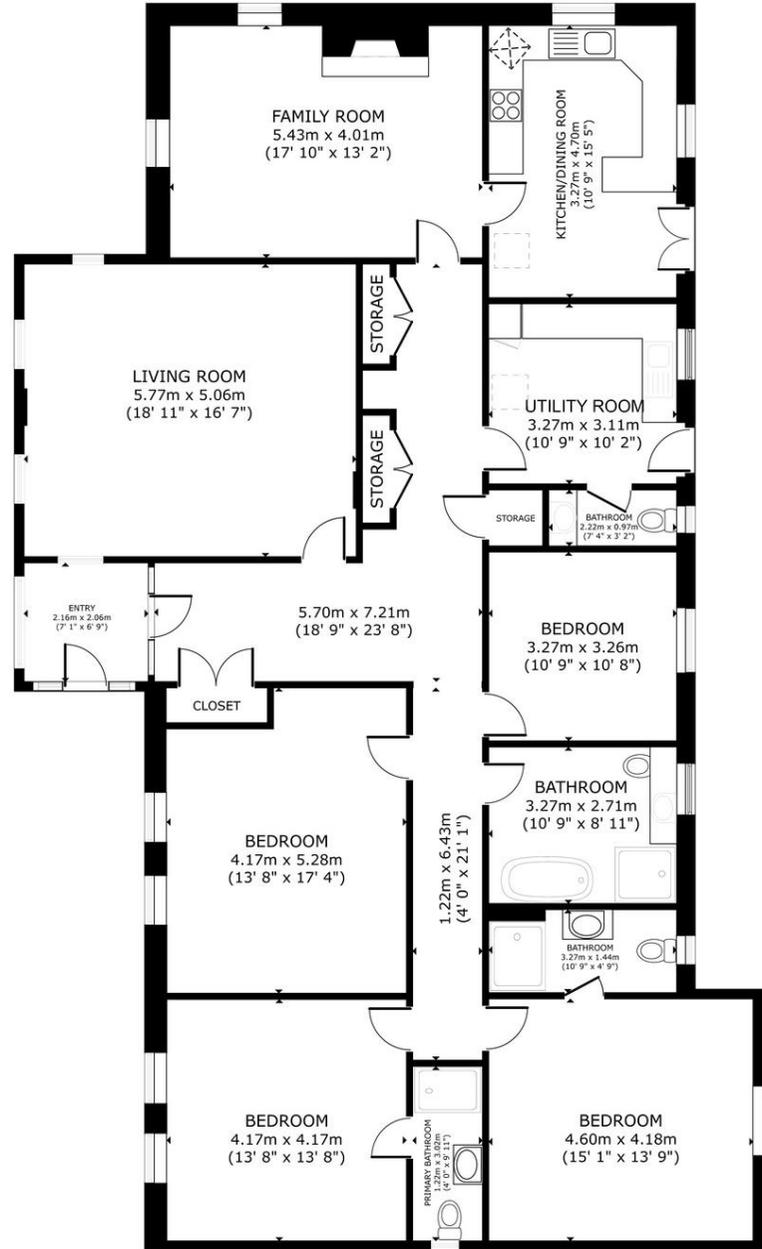
## Outside

A gated entrance opens into a large tarmac driveway offering ample off road parking, with space for motorhomes/caravans if necessary. The front garden is laid to gravel with deep flower beds and a pedestrian gate to the road, while the rear garden is fully enclosed, predominantly laid to lawn with a paved patio area and enjoys the sun all day. There are lovely open views over the surrounding countryside.

The detached double garage features an up and over door, with pedestrian door to the side. There is power and light, a water tap and a window to the rear.







FLOOR PLAN

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale. Certain contents may be available by separate negotiation.

**EPC Rating:** D

**Services:** Mains water and electricity. Oil fired central heating. Drainage to private septic tank (registered with SEPA). Double glazed throughout. Burglar alarm system, interlinked smoke alarms, external lighting. Broadband.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. Council Tax Band G

**Solicitors:** Karen Norman-Thorpe, Henderson & Mackay, 35 High Street, Lockerbie, DG11 2JP

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

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