



Stakeheuch, Canonbie, DG14 0UX

Offers Over £225,000



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KEY FEATURES

- Spacious three bedroom bungalow
- Bright and generous sized living room with open fire
- Three generous sized double bedrooms, two with built-in wardrobes
- New oil central heating system'; and double glazed windows
- Recently upgraded shower room with walk-in mains shower
- Beautiful landscaped gardens comprising of lawns, vegetable plots and a variety of plants and shrubbery
- Integrated garage and graveled driveway with gated access
- Situated in the pleasant village of Canonbie
- Excellent transport links via A7 and bus route to Carlisle/Edinburgh

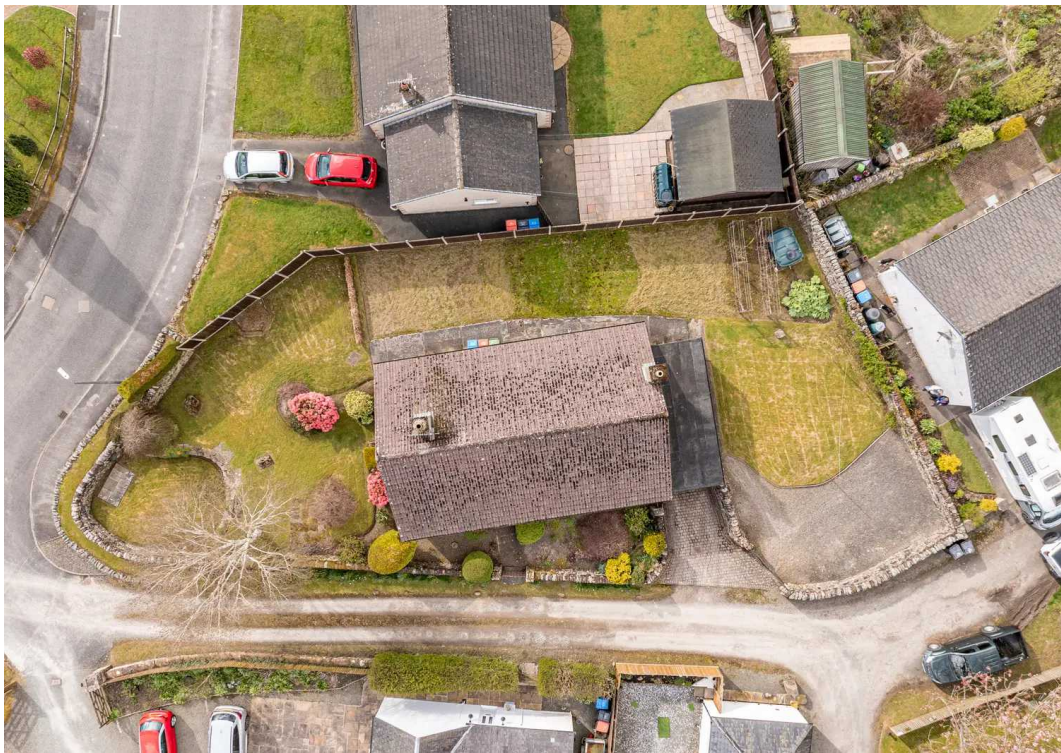
Stakeheuch is a spacious detached bungalow in an excellent location in the centre of the popular village of Canonbie. The property would benefit from a degree of cosmetic upgrading but enjoys bright rooms, a flexible layout and a generous, well established garden with off street parking.

EPC Rating: E

Council Tax band: E

Tenure: Freehold





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Situation

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 an inviting destination for a relaxing retreat.



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The Accommodation

Entrance to the property is gained from the front which opens to a spacious hallway with doors leading to the rest of the accommodation. The living room is bright and open, featuring an open fire which would be perfect for the installation of a woodburning stove. There is a smaller room located behind the living room, linking to the kitchen, which would make a perfect space for dining. The kitchen is fully equipped with good quality, green wall and floor units, complete with vinyl flooring, white tile splashbacks, ceramic sink with gold mixer tap, space for white goods and portable oven. There is an excellent pantry cupboard located in the kitchen and back porch with additional cupboard and access to the back garden.

The bungalow benefits from two generous double bedrooms with built-in wardrobes and a third bedroom on the front which is also a good sized double. It would also make an ideal office/study space.



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The family shower room has not long been upgraded complete with a large walk-in mains shower cubicle with glass screen, w.c, chrome towel rail and white hand basin. It also benefits from new flooring and decoration.

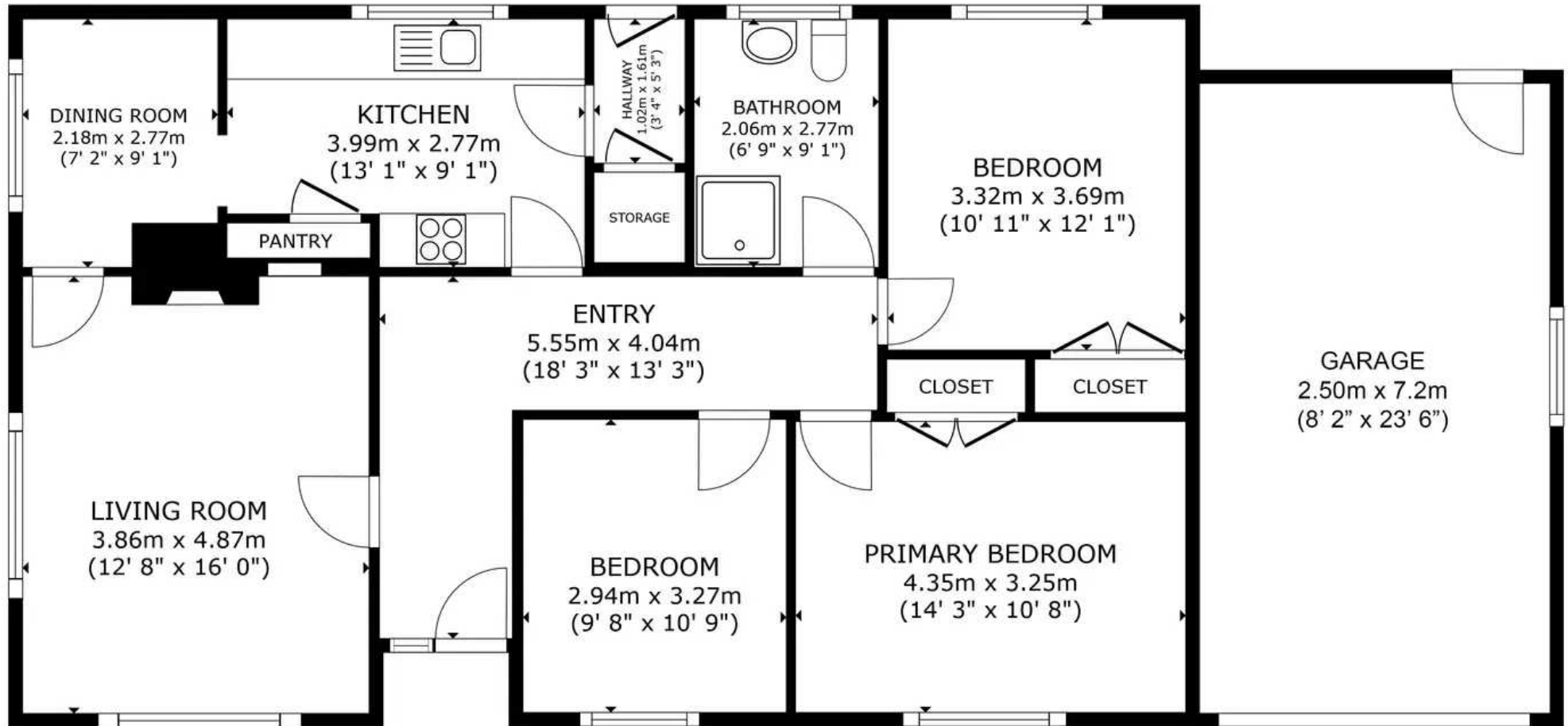
Outside there is an adjoining single garage with flat roof and pit inside. The boiler is located in a store located at the back of the garage. There is also off-street parking available for several cars including space in front of the garage with further parking space through a gated access to a graveled driveway at the side of the property. The gardens surround the property. The front of the property features a lovely, stonedyke wall with fencing along the back of the plot. The property is accessed via a short track from the main road.

The property is serviced from oil central heating and is double glazed throughout.









FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 98.8 m² (1,064 sq.ft.)
 TOTAL : 98.8 m² (1,064 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

EPC Rating: E

Broadband: Superfast

Services: Stakeheuch is serviced by mains water, mains electricity, mains drainage and oil fired central heating.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E.

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. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @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: Fisher Financial Associates– 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.



C&D Rural

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