



3 Watchhill Park, Canonbie, DG14 0TD

Offers Over £265,000





### 3 Watchhill Park

- Detached bungalow in quiet cul-de-sac
- Large sitting/dining room and conservatory
- Excellent storage throughout
- Attached garage
- Large garden
- New roof in April 2024

Detached three bedroom bungalow set on a generous plot within a quiet cul-de-sac in the popular village of Canonbie. Single garage and good sized garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Directions:

From the A7, turn off for Canonbie and turn right into Watchhill Road. Follow the road round into Watchhill Park and the house can be found on the left hand side. A For Sale board has been erected for identification purposes.





An excellent opportunity to acquire a well-proportioned three bedroom detached bungalow set in a quiet cul-de-sac on the fringes of the village of Canonbie.

This property is complete with a garage, large garden and has the added benefit of open views to the rear. The property is in good condition throughout, with flexible accommodation and must be viewed to be appreciated. The roof of the property has been renewed earlier this year. A modern shower room and new double glazed windows have also been installed.

### The Accommodation

The front door opens to a wide hallway with built-in storage cupboard and hatch to the loft. The sitting room, incorporating a dining area, is located to the front of the property with a large window and open fire with stone surround. Sliding doors lead through to a large conservatory which has a timber effect vinyl floor, is glazed on three sides and has a return door to the kitchen as well as a door leading directly out to the garden. The kitchen offers a range of timber cabinetry with complementary worksurfaces, tiled splashback and space for white goods. A window to the rear gives views over the garden. All bedrooms are double in size, and two out of the three rooms have built-in wardrobes. The refurbished bathroom comprises of WC, wash hand basin and a shower. The room has an opaque window to the rear.

Outside to the front of the house is a tarmac driveway which leads to the single garage, with up and over door. The front garden is laid to gravel with flower beds and there is gated access to the rear garden from both sides of the house. The enclosed rear garden is an excellent size and is predominantly laid to lawn, with paved patio and mature shrubs and bushes. The oil tank is located in the garden.





**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:** D

**Broadband:** Standard

**Services:** 3 Watchhill Park 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](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: 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











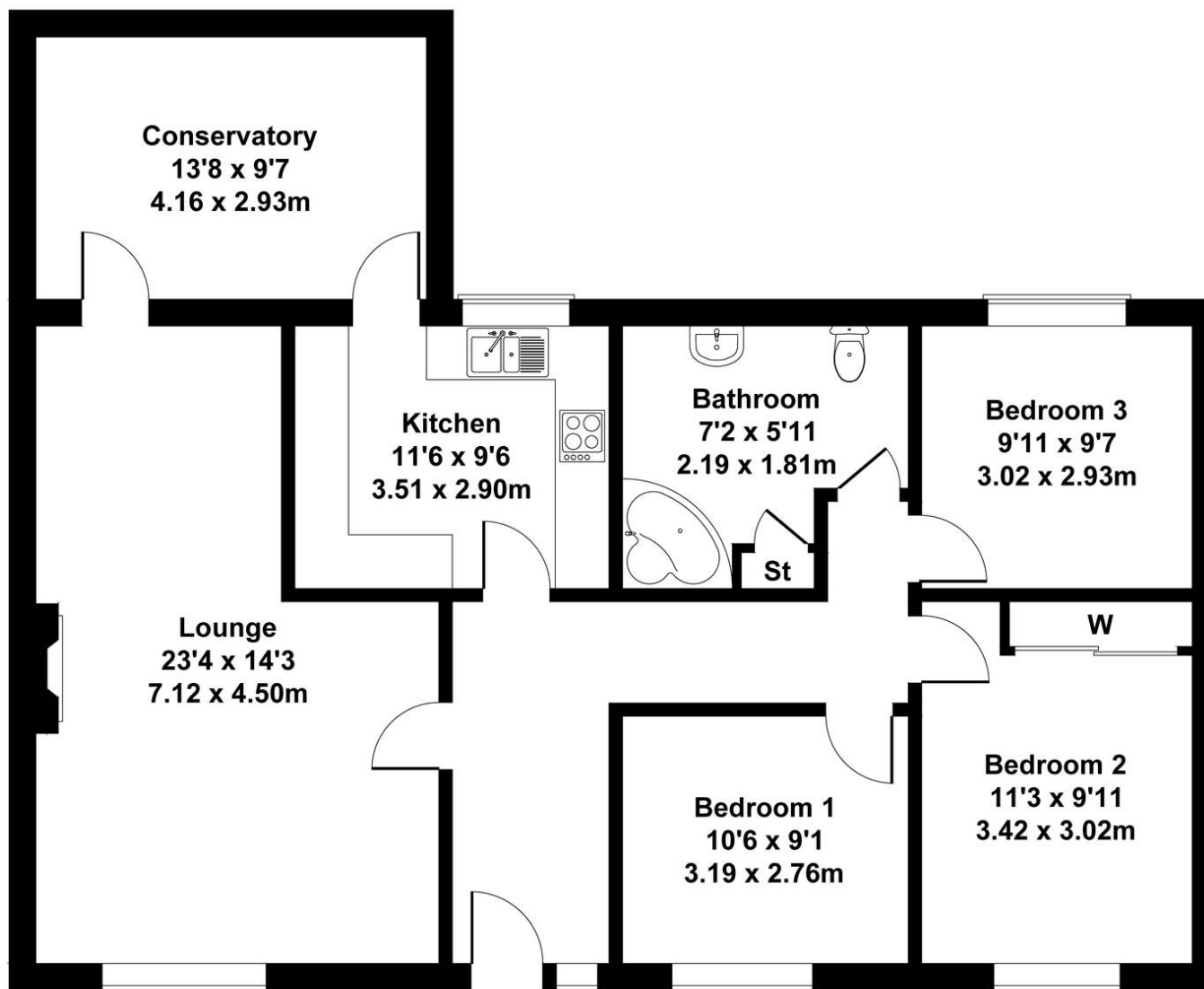






# 3 Watchhill Park

Approximate Gross Internal Area  
1141 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.





## C&D Rural

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Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents.