



6 The Hollows, Canonbie, DG14 0XD

Offers Over £140,000



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- Two bedroom terraced cottage
- Refurbished to a very high standard
- Bright and spacious living room with exposed beams
- Howdens kitchen with integrated appliances and Belfast sink
- Double bedrooms with fitted wardrobes
- Modern bathroom with walk-in shower and underfloor heating
- Fibre broadband
- Fully insulated
- Landscaped garden and patio at the rear of the cottage
- Perfect as a permanent home or holiday let investment

Modern, fully refurbished, two bedroom terraced cottage finished to a high standard with on-street parking and landscaped garden.

Council Tax band: A

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: E



6 The Hollows is a stunning two bedroom terraced cottage that has been elegantly refurbished to a very high standard, located in a picturesque village setting. Upon entering, you are greeted by a bright and spacious living room featuring exposed beams with herringbone oak hardwood flooring and a beautiful Parkray gas fire with remote control function, set in a solid stone fireplace. The living room seamlessly flows into the carefully designed Howdens kitchen, complete with integrated appliances including electric oven and hob, dishwasher, built-in bin storage as well as a classic Belfast sink. There is a useful utility/back porch off the kitchen where there is plumbing available for a washing machine.

There are two double bedrooms within the property and both boast fitted wardrobes, providing ample storage space. The modern bathroom has been beautifully upgraded featuring tiling to the floor and walls, a walk-in mains shower, and underfloor heating with temperature control. Above one of the bedrooms is a private mezzanine with velux skylight. The mezzanine is accessed by a bespoke timber ladder and offers an ideal place for working from home with power sockets available. This property is equipped with fibre broadband, perfectly meeting the demands of the modern world and ensuring fast and reliable connectivity. The cottage has been fully insulated, ensuring energy efficiency and a cosy environment all year round.



Externally there is a small enclosed garden area at the front which is mostly laid with loose pebbles. Parking is available at the front of the property. To the rear of the property, the current owner has put a lot of effort into landscaping the garden which now offers a lovely raised patio, paved path and separate lawn. The garden is fenced and there is an array of plants and trees planted along the length of the garden. There is gated access at the back of the garden to a further piece of elevated garden with potential for gardening or growing vegetables. 6 The Hollows has been finished to the highest of standards and it is perfect for first time buyers, investors or someone looking to downsize.

Situation

6 The Hollows sits off a quiet road a short distance from the village of Canonbie and the town of Langholm. The property is located just a few miles from the popular village of Canonbie which benefits from a primary school, doctors surgery, post office and pub. The property has excellent road links with Carlisle (M6 J44) approximately 14 miles south and Junction 21 of the M74 approximately 11 miles to the west. A wider range of amenities are available in Longtown and Langholm which are both located approximately 6 miles away. The property has excellent road connections to nearby towns and the property is situated on the A7 bus route.

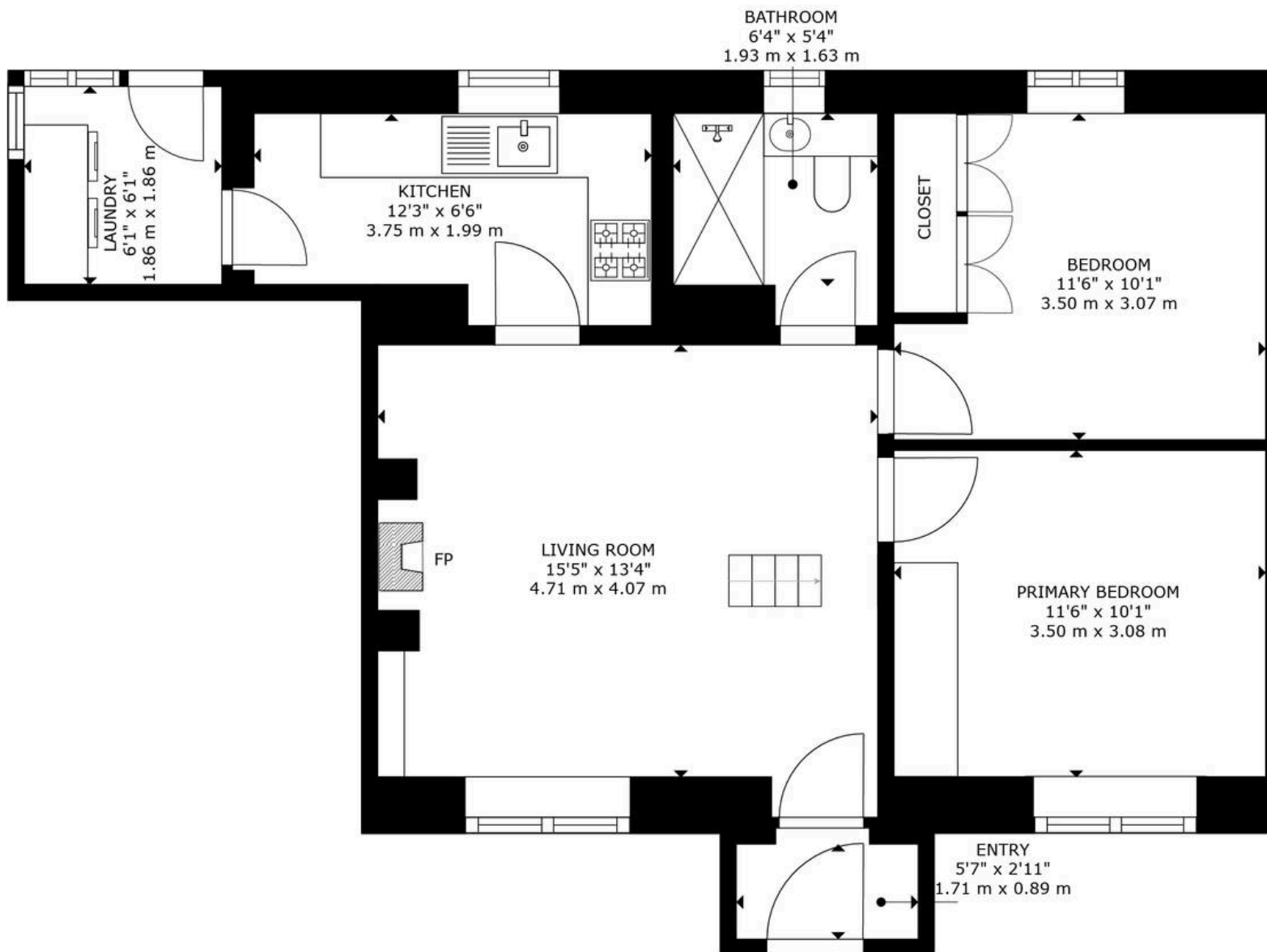






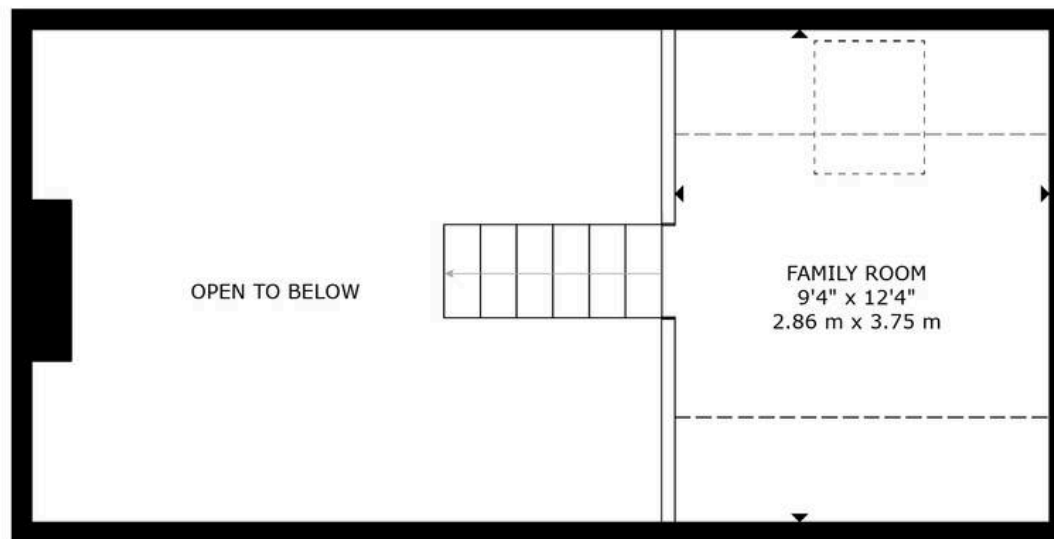






GROSS INTERNAL AREA
 FLOOR 1: 706 sq. ft, 65 m², FLOOR 2: 70 sq. ft, 6 m²
 TOTAL: 777 sq. ft, 72 m²
 REDUCED HEADROOM BELOW: 49 sq. ft, 4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



FLOOR 2

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General Remarks & Stipulations

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.

Planning: Our client is in the process of obtaining a completion certificate for building works.

Access: There is a pedestrian right of access at the rear and to the shed.

EPC Rating: E

Broadband: Fibre broadband is available and there is good mobile coverage available.

Services: 6 The Hollows is serviced by mains water supply, mains electricity, mains drainage and electric heating. LPG gas supplies the gas stove in the living room.

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 A.

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 and Instagram on [@cdrural](https://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.



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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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.