



LAND & ESTATE AGENTS • SURVEYORS & VALUERS  
Lakeside, Townfoot, Longtown, Carlisle CA6 5LY

## 2 LINNS VIEW, HARELAW CANONBIE, DUMFRIES & GALLOWAY



A three bedroom mid terraced house in an attractive rural area with gardens and views over the Liddel valley. The accommodation has PVC double glazed windows and doors but is in need of further modernisation work and will create a pleasant family house comprising an entrance hall, living room and kitchen on the ground floor and 3 bedrooms and a bathroom on the first floor. Harelaw is accessible to local shops and amenities in Langholm, Longtown, Gretna or Newcastleton with most required facilities available in the City of Carlisle to include the M6 motorway and mainline trains. EPC = E.

**GUIDE PRICE: £75,000**

Langholm 7 miles, Carlisle City Centre 17 miles, Longtown 9 miles,  
M6/A74M/Gretna 12 miles, Newcastleton 7.5 miles (all *distances approximate*)

*Providing a Personal & Professional Service*

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Registered Office: C&D Auction Marts Ltd., Mart Offices, Townfoot, Longtown, Carlisle CA6 5LY  
Company No. 09714713



**SITUATION**

Harelaw is situated in the Liddel Valley in Dumfriesshire, a short distance from the England/Scotland border with much attractive countryside and rivers to explore and large tracks of open access forestry available for riding, cycling and walking. Harelaw is a small village but readily accessible to local facilities in Newcastleton, Canonbie, Langholm and Longtown with most required facilities available in the nearby City of Carlisle or at Gretna to include access to the M6 and the A74M. Nearby Canonbie has a village hall and field, doctor's surgery, shop/post office and pub.

For directions to the property from the village of Canonbie, which lies just off of the A7 north of Junction 44 of the M6 at Carlisle and the market town of Longtown, take the B6357 signposted to Rowanburn and Newcastleton. Proceed through Rowanburn and on entering the next village of Harelaw the property will be seen on your left just after the crossroads, as for the Location Plan.

**SERVICES**

The property has mains water, sewerage and electricity. There is a partial electric heating system and windows are PVC double glazed which are tilt and turn on the first floor.

**LOCAL AUTHORITY**

Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 0303 333 3000.

**COUNCIL TAX**

Following enquiry to the Assessor's Office website we understand is in council tax band B.

**POSTAL ADDRESS**

2 Linns View, Harelaw, Canonbie DG14 0RR.

**SOLICITORS**

To be confirmed.

## **OFFERS**

Offers for the property should be submitted in Scottish Legal Form to C & D Rural, Lakeside, Townfoot, Longtown, Carlisle CA6 5LY. Those parties wishing to be informed of a closing date for offers, should notify the selling agents of their interest, as soon as possible, to ensure they are contacted. The Vendor and selling agents, however, reserve the right to sell privately and without imposing a closing date and do not bind themselves to accept the highest or any offer.

## **VIEWING**

By appointment only with the sole selling agents on 01228 792299.

## **ACCOMMODATION**

The accommodation briefly comprises;

A PVC double glazed front door to entrance hall with night storage heaters, coat hooks and staircase.

## **Living Room**

6.18m x 3.26m with two night storage heaters and hot water cylinder cupboard.



## **Kitchen**

3.73m x 2.30m having a stainless steel single drainer sink, fitted base cupboard units, wall cupboards, a larder cupboard, night storage heater, ceiling clothes airer and a further built-in cupboard.



*First Floor*

The staircase leads to a first floor landing and to;

**Bedroom**

2.54m x 2.49m with electric panel heater and built-in cupboard.

**Bedroom**

2.77m x 3.47m with electric panel heater.



**Bedroom**

4.75m x 2.64m max with electric panel heater.



## Bathroom

2.42m x 1.43m having a coloured three piece bathroom suite comprising a panelled bath, wash hand basin and W.C. There is a wall mounted electric fan heater.



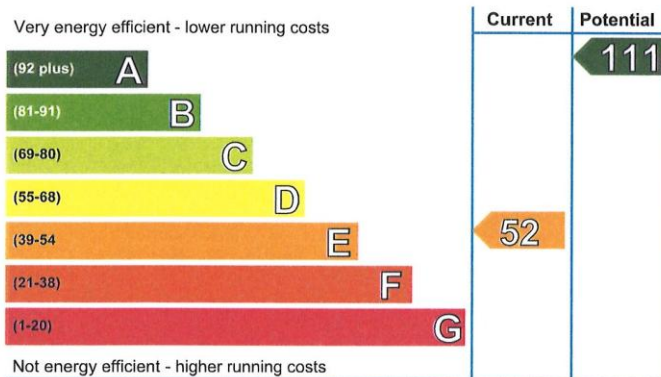
## Outside

Off street parking is available with a pedestrian access to a front garden with lawn, hedge and flower beds. A passage through the terrace shared with the neighbouring property leads to a pleasant rear garden with lawn and flower and shrub beds.

## HOME REPORT

A copy of the Home Report is available to download from the various websites we use or via the following link or by email on request. An extract from the Energy Performance Certificate Graph is shown below.

<https://app.onesurvey.org/Pdf/HomeReport?q=uqsx%2fD5kgLpjhiaDEiYi7A%3d%3d>

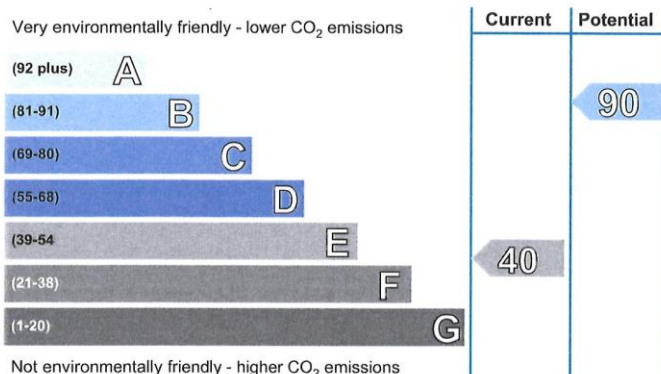


### Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band E (52)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

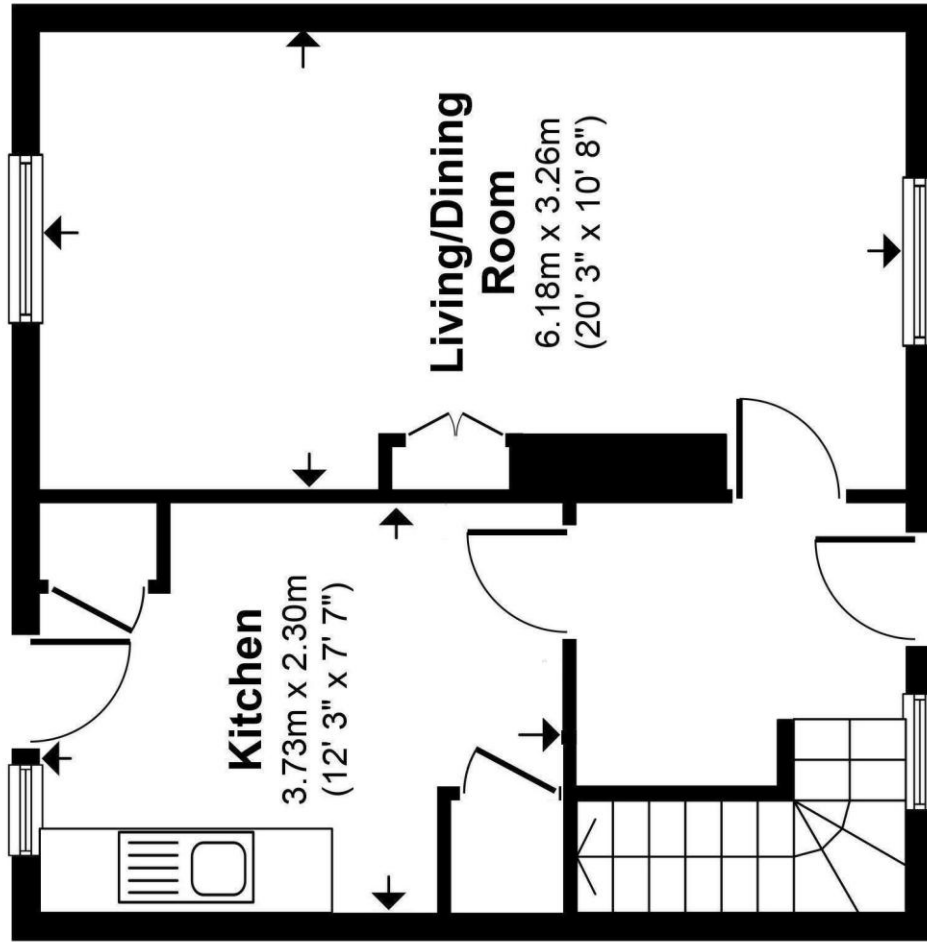
Your current rating is **band E (40)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

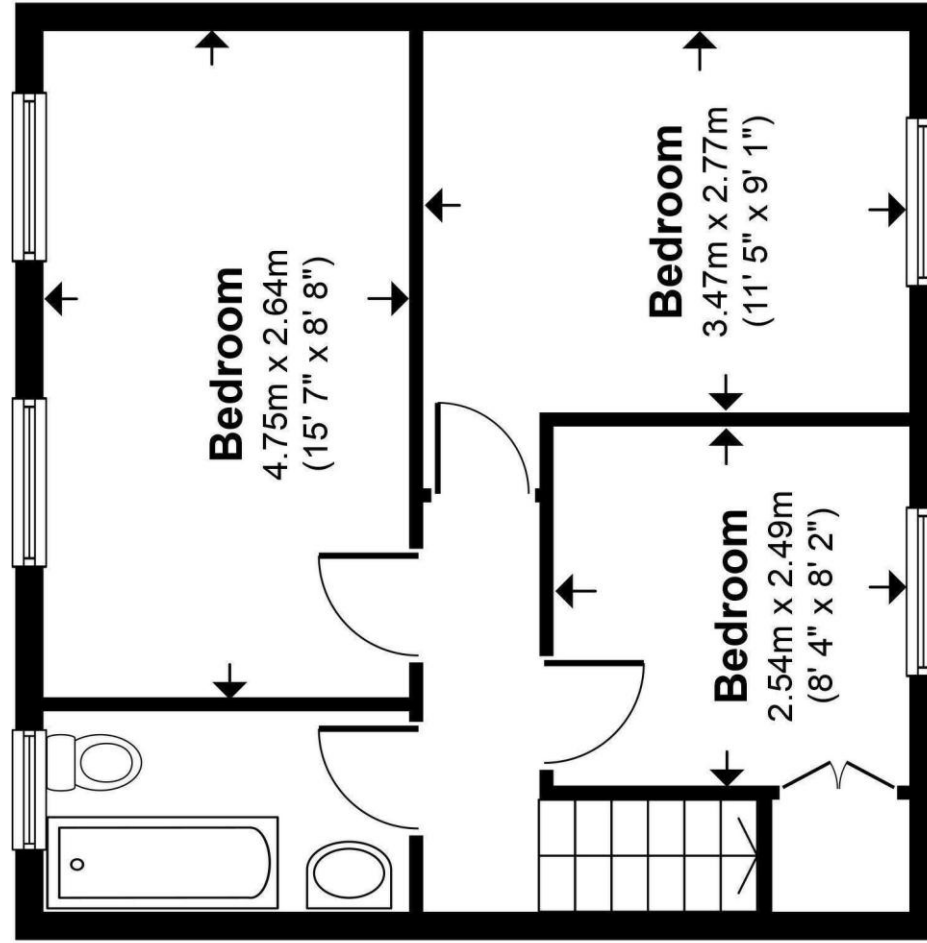
FLOOR PLAN

2 Linns View, Harelaw, Canonbie DG14 0RR

Ground Floor



First Floor



Not to Scale. Produced by The Plan Portal 2017  
For Illustrative Purposes Only.

This plan is based upon the Ordnance Survey maps and is for identification purposes only  
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# Harelaw



Harelaw, Canonbie  
Dumfriesshire



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*Details Prepared 13<sup>th</sup> July 2017 Ref: NPH*

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