



10 Caul Side, Canonbie

Guide Price £235,000
including grazing land



This sketch is not to scale and is intended for illustrative purposes only.

Measurements:

- Living Room: 15'0" x 15'0"
- Bedroom 1: 15'0" x 18'0"
- Bedroom 2: 15'0" x 8'0"
- Kitchen: 12'0" x 8'0"
- Bathroom: 8'0" x 5'0"
- Store 1: 16'0 x 10'0"
- Store 2: 15'0" x 9'0"

Viewings

Strictly by appointment with Selling agent.

Notes

Price will be apportioned £100,000 for house and £135,000 + VAT (if applicable) for land

Postcode	DG14 0RT
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Septic
Heating	Solid Fuel
Council Tax	Band A
EPC	G
Internal Area	84 Sq.m

Property Description

We present this detached bungalow in a semi rural location to the market for sale. The property is in need of complete renovation and would be a project to someone to make into a lovely residential property.

The property is located approx. 4.5 miles from Canonbie on the B6357 close to the Scotland / England border. Canonbie has access to local amenities, including shops, primary school and a hairdresser.

Currently the property has a multi fuel stove and some double glazing.

Renovation works had already begun on the property but not yet completed. The living room has a multi fuel stove and two windows, a door opens into a bedroom which has a door to outside. A few stairs from the hall lead up to a further bedroom. Continuing along the hall the kitchen and bathroom are down some steps. These rooms are replastered but still require some works.

Attached to the house and accessible from the outside are two stores with electric. There is a further large shed.

Approx. 8 acres of grazing land is included.

Viewing is recommended to appreciate the potential the property has.

