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2 The Wynd

Canonbie, DG14 0UU

Offers Over £110,000



Situated in the popular village of Canonbie, 2 The Wynd is an attractive two-bedroom semi-detached bungalow offering comfortable accommodation in a convenient and desirable rural setting. Ideal for first-time buyers, downsizers or those seeking a more manageable home.

The property comprises an entrance hall, a living room with patio doors opening onto the garden, a bright fitted kitchen, a shower room with respatex wall panels and two good-sized double bedrooms. Further benefits include oil-fired central heating and full double glazing throughout.

Externally, the property enjoys a front garden with gravelled and patio areas, together with two brick-built sheds and a timber shed, providing excellent outdoor storage.

Canonbie is a well-served village situated approximately six miles south of Langholm and two miles north of the Anglo-Scottish border. Located just off the A7 between Carlisle and Edinburgh, the village enjoys a picturesque setting beside the River Esk, with a range of local amenities and a welcoming community.









2 The Wynd

Canonbie, DG14 0UU

Offers Over £110,000

Entrance Vestibule
Living Room
Kitchen
2 Double Bedrooms
Shower Room

Outside
Garden
Patio Area
Storage Sheds

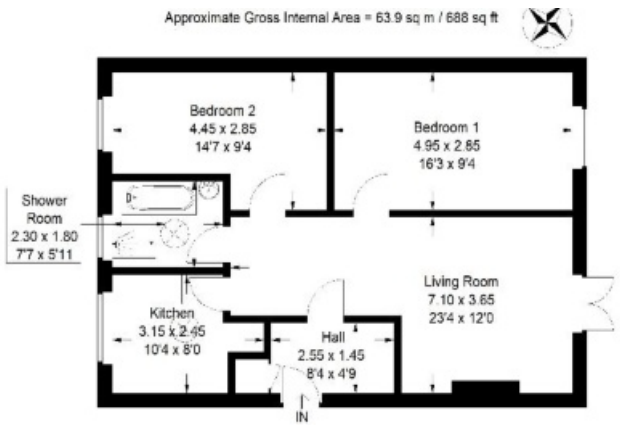
Situation
Canonbie is a small village in Dumfriesshire 6 miles south of Langholm and 2 miles north of the Anglo-Scottish border. It is located just off the A7 trunk road from Carlisle to Edinburgh and the River Esk flows through it. The village contains a Post Office/Convenience Store, Public Hall, Primary School, Church, Hairdressers and Hotel. There is also an excellent playing field plus 2 tennis courts and a bowling green. Canonbie is on 2 public bus routes. X95 (Border Buses) and 127 (Telfords).

Fixtures and Fittings
All blinds, curtains, carpets and floor coverings throughout the property are included in the sale price.

Services
Mains water, electricity and drainage. Oil fired central heating.

EPC
D.

Council Tax
A.



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