



5 Nittyholm, Canonbie, DG14 0XE

Offers Over £220,000

C&D Rural

5 Nittyholm, Canonbie, DG14 OXE

Canonbie, Canonbie

- Three bedroom end of terrace single storey cottage
- Modern fixtures and fittings
- Extensive grounds and off road parking
- Access to the river behind with quiet places to hide away
- In a good location and only a short distance from Langholm
- Vacant possession and no onward chain

5 Nittyholm is a beautifully situated end of terrace stone built property set in extensive grounds, with access to the river. This lovely cottage has modern fixtures and fittings. Externally the property includes a large garden area, off road parking, woodland area and steps down to the river.

Council Tax band: B

Tenure: Heritable Title (Scottish version of Freehold)

EPC Energy Efficiency Rating: F

CD Rural

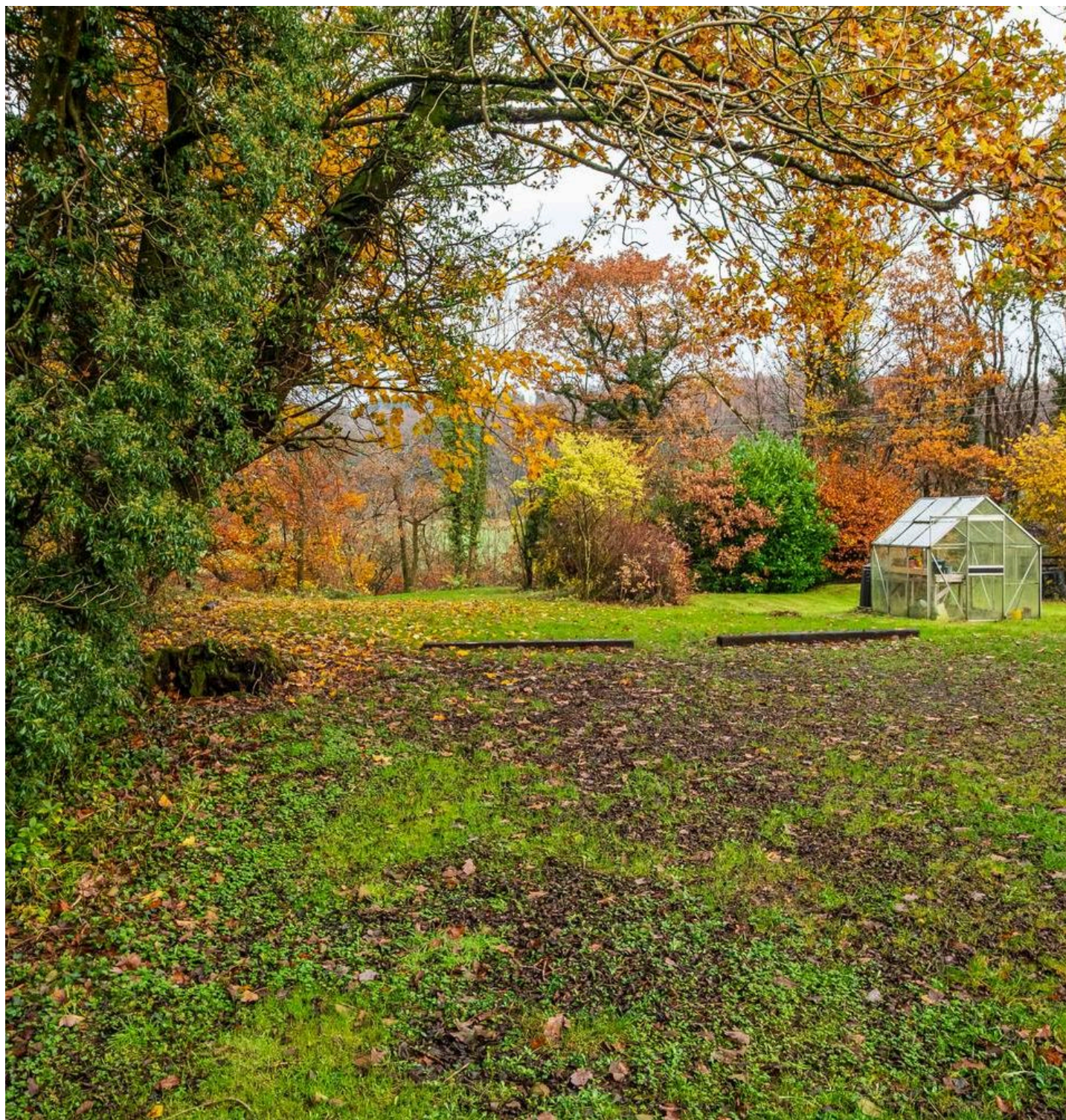


5 Nittyholm is a beautifully situated end of terrace stone built property set in extensive grounds, with access to the river. Only four miles from the popular town of Langholm, this lovely cottage has modern fixtures and fittings, to include one reception room, a modern kitchen with integrated appliances, three bedrooms and family bathroom.

The Accommodation

The main door leads into the bright and modern kitchen with oak worktops, forming a useful seating area/breakfast bar. There is an integral oven and grill, with a fitted hob with extractor fan over. There is a 1.5 drainer sink unit which is located close to a useful open cupboard. One of the bedrooms is situated off the kitchen and has the benefit of a built-in cupboard. There are two further bedrooms, one of which also has a useful built-in cupboard. The living room has dual aspect windows and a solid fuel stove set within a stylish bespoke fireplace. The bathroom includes a walk-in shower, wash basin in a vanity unit, a WC and a heated towel rail. The bathroom walls and floor are tiled. The remaining floor coverings are largely timbered, with the kitchen being French limestone and one of the bedrooms having a carpet.

A rear door provides access to the paved patio and garden.



Externally

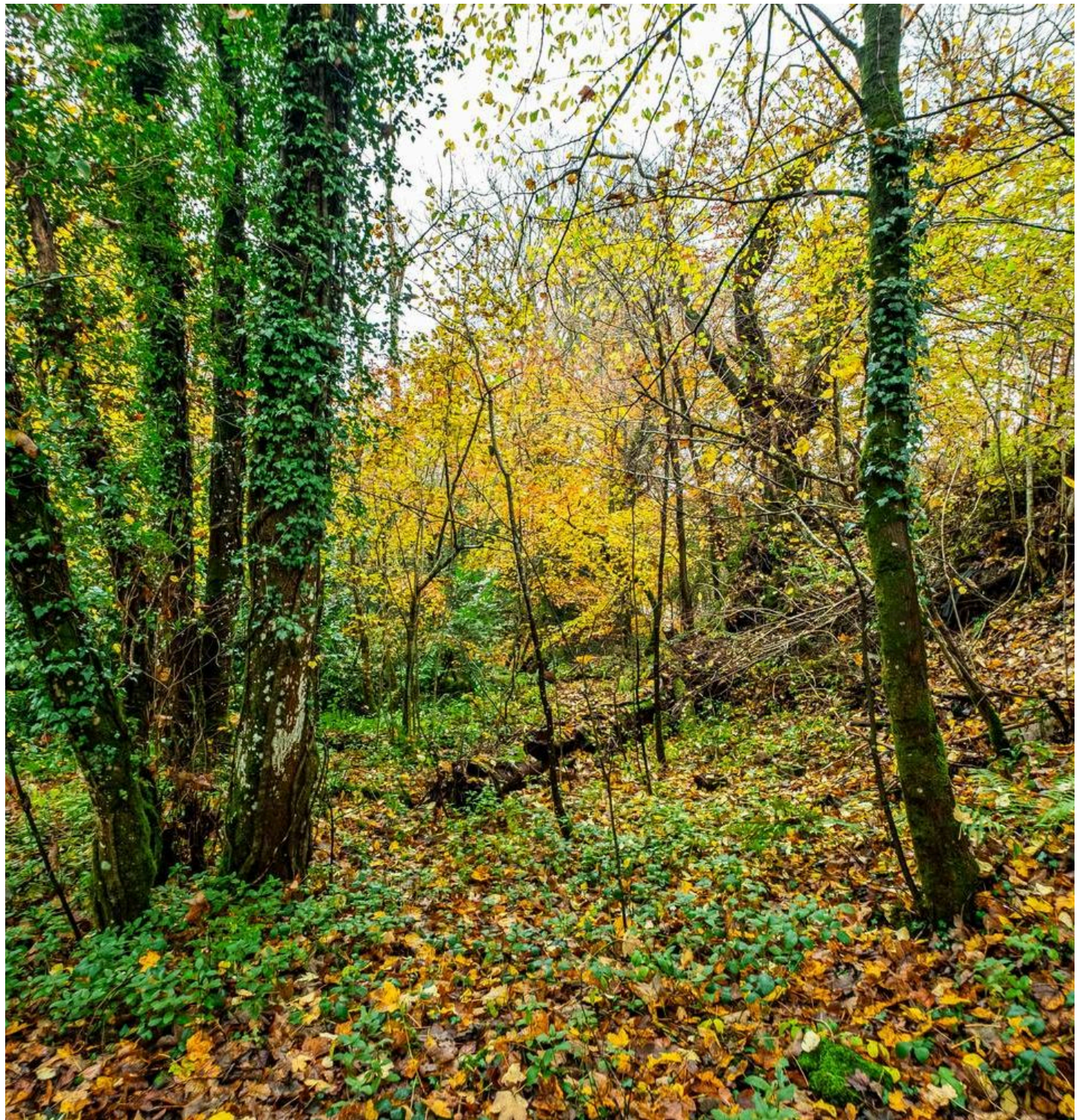
There is a lean-to storage shed off the rear of the property. There is a large garden area, complete with hard standing for off road parking, large lawn area with greenhouse, a wooded area and access track and steps to the river, with plenty of places to hide away for some quiet time.

Location Summary

5 Nittyholm is located in a rural position, but only four miles from Langholm and around 16 miles to the Border city of Carlisle. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well know for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course and both primary and secondary schools.

Most required amenities are also available in the City Centre of Carlisle to include wider range of shops, access to the M6 and the mainline trains. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.

What3words: ///explores.disarmed.spooned





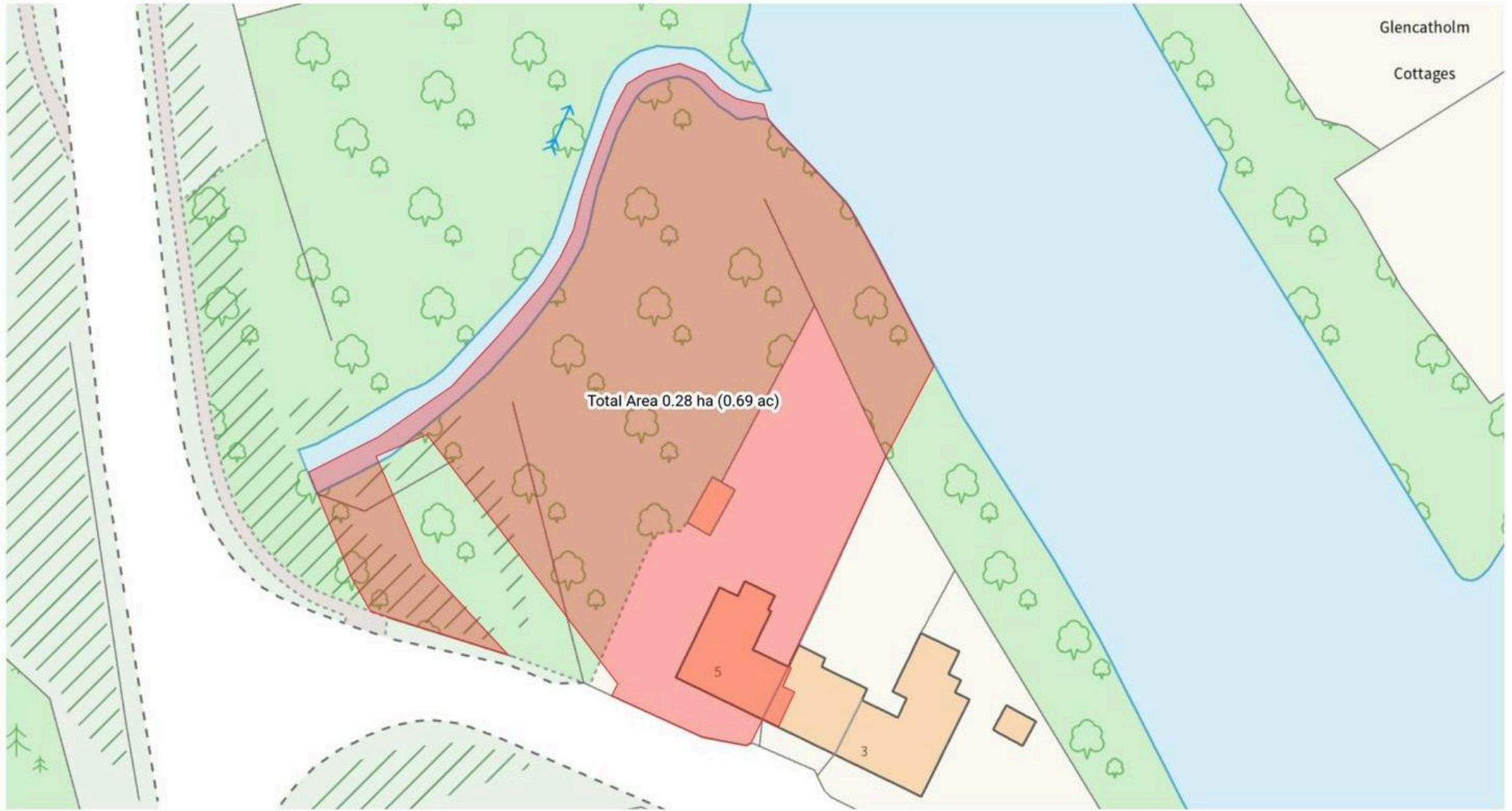


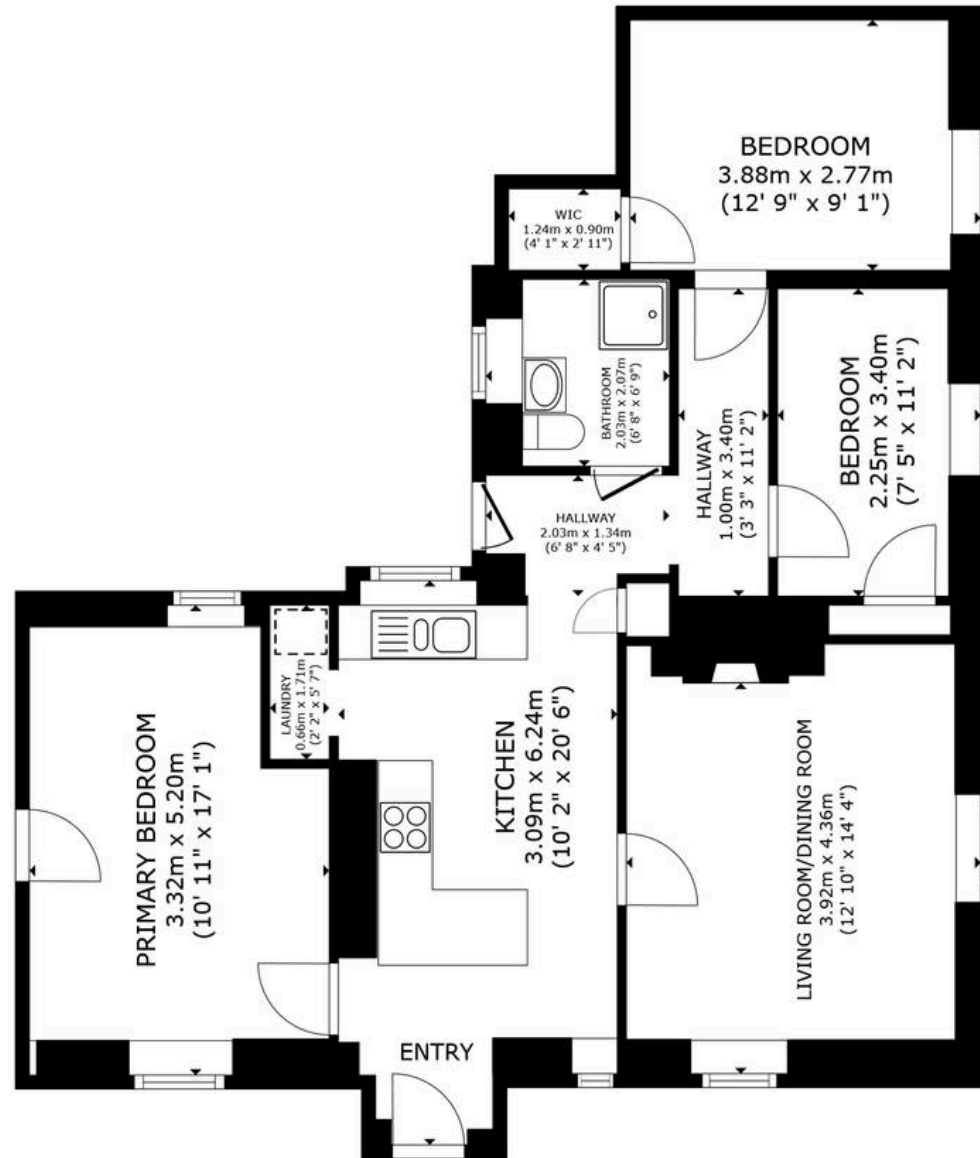






5 Nittyholm - Sale Plan





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 88.2 m² (949 sq.ft.)
 TOTAL : 88.2 m² (949 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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. The neighbouring property has right to take their bins out via the rear of the property.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F

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

Services: 5 Nittyholm is serviced by mains water supply, mains electricity, septic tank sewerage and electrical 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 Council Tax band is B.

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](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.

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