



Forge Park Canonbie DG14 0UX

Offers Over £250,000

## Forge Park Canonbie DG14 0UX

Built around 1980s of traditional cavity brick construction, externally rendered under a clay tiled pitched roof.

Situated in an established residential part of the village of Canonbie, and convenient to a range of local facilities including a primary school. The main shopping, social and educational amenities for the area are provided in the neighbouring town of Langholm (6 miles) and Carlisle (20 miles), which is on the English side of the Border.

The accommodation comprises; Entrance Hall, lounge, Kitchen/Dining room, 3 Double Bedrooms and a family bathroom. There is an integral single garage and a boiler room . In total around 93SQM of living space.

Benefiting from UPVC double glazing and Oil fired central heating.

Outside there is a wrap around garden, mainly laid to lawn, with a paved patio area to the rear and concrete driveway to the front.

The property is presented in good clean and tidy order, but could benefit with a little cosmetic updating.

Excellent retirement spot , flat access, flat garden, and easily maintained garden. Must be viewed to fully appreciate.

### What we like about this property

Village Location, Not far to English Border and M6. Peaceful, One Level Living.







Council Tax Band: E

EPC Rating: D

**Viewing:**

Strictly via Jim Hay, 100% accompanied.

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