

# **DWELLINGHOUSE**

## **ENTRANCE HALLWAY:**

Hardwood glazed external door to front. Large shelved cupboard housing electric meter and fusebox. Radiator. 1 double power point. 1 single power point. Central heating thermostat. Smoke alarm.

## **SITTING ROOM:**

4.15m x 3.83m (longest & widest). Double glazed window to rear. Marble effect fire surround and hearth housing electric fire. Double radiator. 2 Double power points and 1 triple power point. TV socket.

## **KITCHEN/DINER:**

5.81m x 3.03m. (longest & widest). Double glazed window to front. Generous selection of maple wood effect wall and floor units with contrasting worktops. Stainless steel single drainer sink with mixer tap. Central heating timeclock. Large shelved cupboard housing water tank. External fully glazed door to rear. 4double power points. 1 single power point. 1 single/cooker point.

## **BATHROOM:**

1.69m x 2.14m. Double glazed window to side. 3 piece suite comprising wash hand basin, WC. and Bath with aquatronic electric shower over. Radiator. Accessories as seen.

## **LANDING:**

Double glazed window to front. Smoke alarm. Airing cupboard. 1 single power point.

## **BEDROOM 1:**

3.81m x 2.89m. (longest & widest). Double glazed window to rear. Radiator. TV cable. 3 Single power points

## **BEDROOM 2:**

3.28m x 2.19m. (longest & widest). Double glazed window to rear. TV cable. Radiator. 1 Double power point.

## **BEDROOM 3:**

2.97m x 2.11m. Double glazed window to rear. Radiator. TV cable. 1 double power point

## **GARDEN:**

**Front:** Open plan with shrub borders.

**Rear:** Fully enclosed laid out in chippings and flags for easy maintenance. Garden shed. Oil tank and outdoor boiler.

### **ADDITIONAL INFORMATION**

1. All measurements are approximate and are taken at the room's widest points unless otherwise indicated. No warranty as to their accuracy is given or implied. Measurements for the Kitchen and Bathroom are an indication of overall room dimensions rather than of useable floor space.
2. The Council Tax Band for the property is "B".
3. Number 13 is an end terraced dwellinghouse of traditional brick and block construction covered with a tile roof. The property benefits from double glazing and oil fired central heating.





**13 FORGEHOLM**  
**CANONBIE**  
**DG14 0TT**

**GUIDE PRICE:** £00,000

**DATE OF ENTRY:** By Arrangement

**SERVICES:** Mains water, electricity and drainage.  
Telephone subject to B.T. regulations.

**VIEWING:** By appointment with Seller on  
07792943567.

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This END TERRACED HOUSE is of traditional construction and lies in the quiet Border Village of Canonbie. The property benefits from double glazing and oil-fired central heating throughout.

**ACCOMMODATION:** Entrance Hallway; Sitting Room; Kitchen/Diner; Upstairs 3 Bedrooms and Bathroom.

Open plan front garden laid out with mature shrubs. Fully enclosed rear garden laid out in chippings and slabs for easy maintenance. Shed.

EPC RATING=D