

**Galbraith**

**3 BYREBURNFOOT**  
CANONBIE, DUMFRIES AND GALLOWAY



# 3 BYREBURNFOOT CANONBIE, DUMFRIES AND GALLOWAY

Charming cottage in a gorgeous setting.

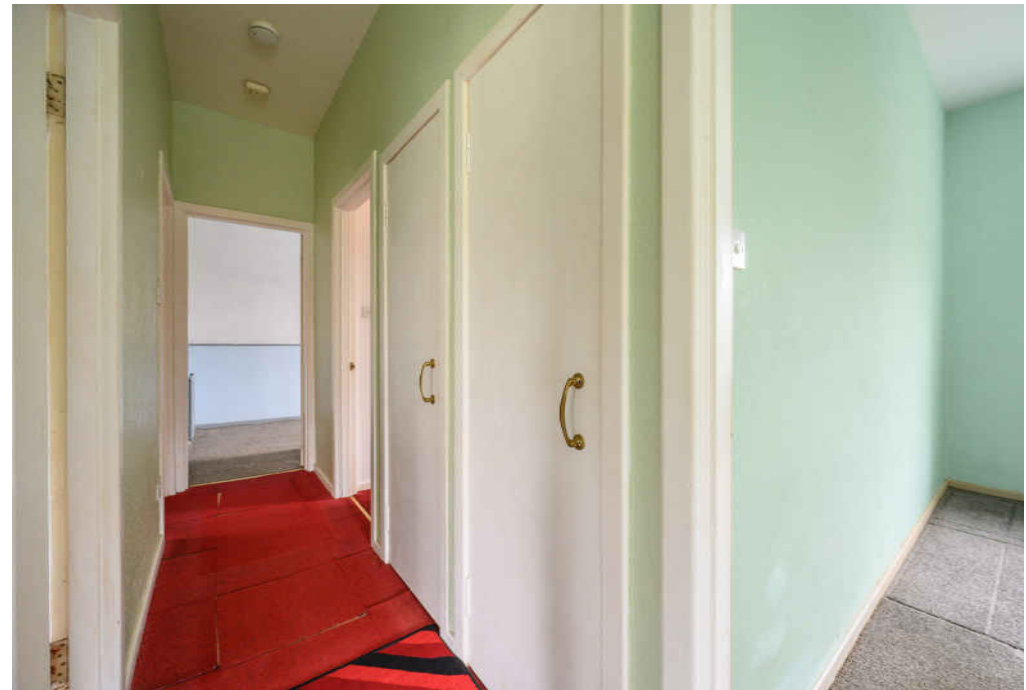
Canonbie 1 mile ■ Langholm 5.5 miles ■ M6 J44 13 miles  
■ M74 J21 11 miles ■ Carlisle 14 miles

- 1 reception room, 3 bedrooms.
- Good access to road and rail links including A74(M), M6 and West Coast mainline.
- Nestled within a quaint rural settlement.
- Accommodation on one level.
- Mature garden including selection of sheds.
- Off street parking.

**Galbraith**

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### SITUATION

3 Byreburnfoot forms part of a cluster of similar properties within the rural hamlet of Byreburnfoot, above the Border Esk. Byreburnfoot lies near the end of a quiet cul-de-sac about 1 mile north of Canonbie.

Canonbie is a charming village on the Border Esk river only a mile from the border with England and is steeped in history. It benefits from an excellent primary school and lies in the catchment for Langholm Academy for secondary level education.

Local amenities include a Health Centre, Post Office/ convenience store, village hall, recreation ground, church, hairdresser and hotel. The river is well known for salmon and sea trout angling, and attracts many fishing visitors. A local angling club offers annual membership at a modest cost.

Around 14 miles distant, Carlisle is the nearest cultural, commercial and industrial centre for the area and the M6/M74 motorway is nearby. Carlisle has good rail links to London (3.5 hrs), Glasgow (1hr) via the West Coast Main Line and to Edinburgh (1hr 15m).

### DESCRIPTION

3 Byreburnfoot is a semi-detached, single storey cottage built in about early 1900s. The cottage was original built as accommodation for estate workers and their families and remains predominantly unspoilt. The windows throughout have been replaced with double glazed UPVC units.

The single level living is bright and offers outlooks over the gardens to the front and rear. The kitchen/diner benefits from a good range of floor and wall based units with space to accommodate a kitchen table. The sitting room is south facing and benefits from an open fire place.

The 3 bedrooms are accessed off the main hall. The bathroom has been upgraded in recent years and is fitted with a wash hand basin, WC, and double shower unit.

### ACCOMMODATION

The accommodation is all on one level and comprises:

Hallway, sitting room, kitchen/diner, 3 bedrooms, shower room (with WC, wash hand basin and shower cubicle).



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Septic Tank	Oil	Band E	E(40)	Available

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## GARDEN

There are two areas of garden at 3 Byreburnfoot. The smaller garden at the front of the house has most recently been used as a gravelled, off street parking area.

To the rear of the house is a further off street parking. The garden at the rear of the cottage is a gem. It is a generous outside space, partly enclosed by a mature hedge along the western boundary. The garden is mostly laid to lawn and is also home to some excellent mature trees and shrubs along the boundaries. It currently benefits from a selection of outbuildings including an excellent lined workshop that could be utilised as a home office, and a modern metal shed.

## DIRECTIONS

From the A7 take the right turn onto the B6357 signposted to Canonbie. Turn left at the junction beside the hotel. Continue on the B6357 road signposted for Newcastleton. Immediately after crossing the river, at the bridge with traffic lights, take the left turn. Travel north on this road for about 1 mile. You will pass Canonbie Sawmill on the right. ¼ mile beyond the sawmill on the left is the turn onto the track leading to the cluster of cottages. Pass numbers 1 and 2. 3 Byreburnfoot is the first cottage on the right.

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/permanent.saying.ketchup](https://w3w.co/permanent.saying.ketchup)

## POST CODE

DG14 0XB

## VIEWINGS

Strictly by appointment with the selling agents.

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

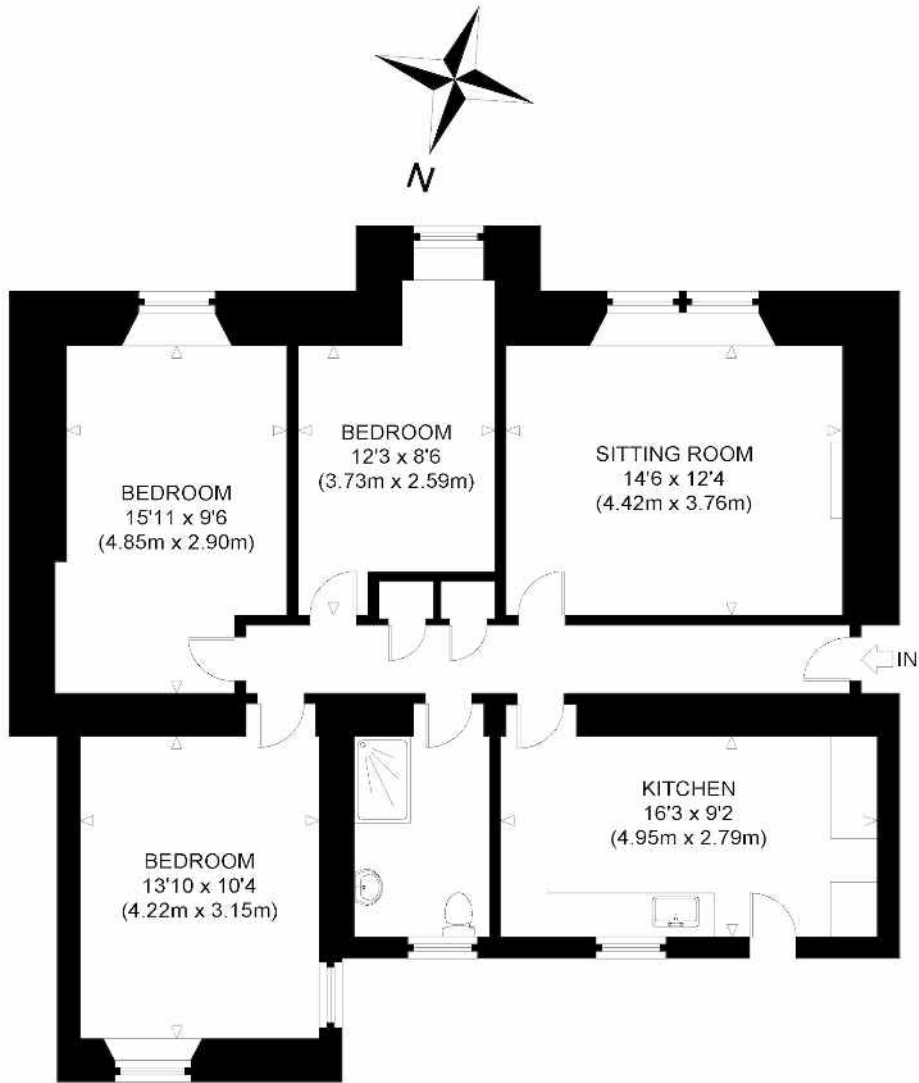
## 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

**1** These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7**. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8**. The property is for sale sight as seen and no guarantees are given. **9**. Photographs taken in November 2024.



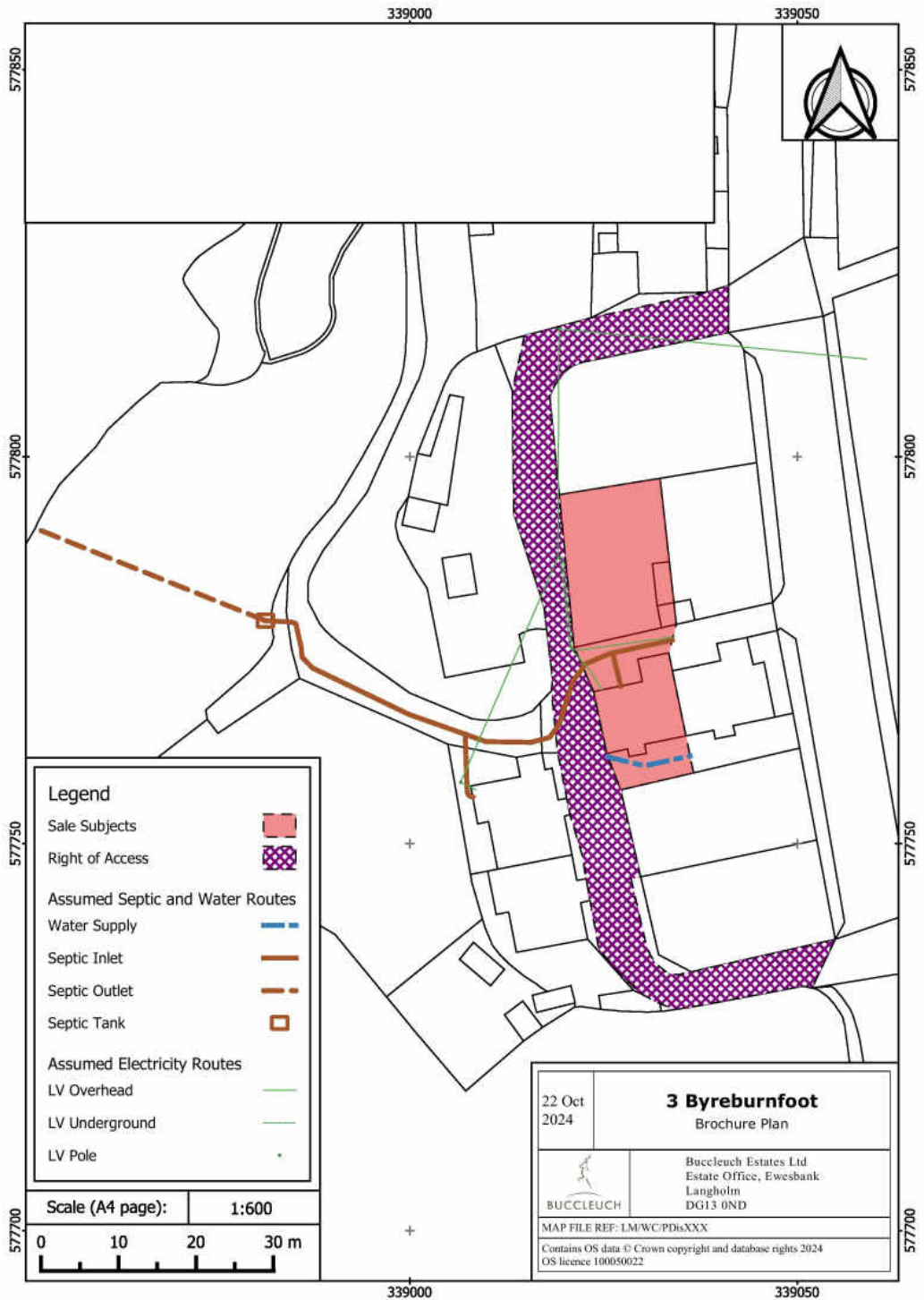


GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 979 SQ FT / 91.0 SQ M

**BYREBURNFOOT**

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 979 SQ FT / 91.0 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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 www.photographyandfloorplans.co.uk





**Galbraith**