

**Langholm**  
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## 2 West Street Langholm

DG13 0DU

**OFFERS OVER £168,000**



2 West Street is a semi-detached dwellinghouse, located in the old town area of Langholm enjoying a relatively quiet setting yet within easy walking distance of the town centre. The property benefits from a spacious layout with open plan living/dining room and kitchen on the ground floor. On the first floor there are 2 bedrooms (1 en-suite) and a family bathroom. On the attic floor is a further spacious bedroom and en-suite toilet. To the rear of the property is a good sized fully enclosed yard.

# 2 West Street Langholm

DG13 0DU

OFFERS OVER £168,000

Entrance Hall  
Living/Dining Room  
Kitchen  
2 Double Bedrooms (1 en-suite)  
Family Bathroom  
Attic Bedroom (en-suite toilet)  
Rear Enclosed Yard



#### Situation:

Langholm, also known colloquially as the 'Muckle Toon', is a burgh in Dumfries and Galloway in southern Scotland. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. It is the traditional seat of Clan Armstrong with its most famous descendant being Neil Armstrong, the first man to walk on the Moon. Langholm sits 8 miles North of the Anglo-Scottish Border on the A7 road running between Edinburgh in east central Scotland and Carlisle in North-West England. Edinburgh is 73 miles to the north, Newcastleton is around 10 miles to the East and Carlisle 19 miles to the South.

#### Fixtures and Fittings:

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

#### Services:

Mains water, electricity, gas and drainage.

#### EPC:

E.

#### Entry:

to be mutually agreed.

#### Council Tax Band:

D.

#### 2 West Street, Langholm

Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@easch.com © (D1005336)



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

