

**Langholm**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 10 Doncaster Street, Newcastleton

TD9 0QT

**OIRO £120,000**



Desirable semi-detached stone built 2 bedroom cottage situated in the popular rural village of Newcastleton well known for its very active community life and offering lots of local amenities as well as excellent recreational options. The property is located just off the Middle Square. There is some remedial and renovation work needed as well as a degree of modernisation may be advantageous. There is double glazing in the main living areas and LPG gas central throughout. To the rear is a sun room overlooking a large garden with gravelled parking area. The cottage is furnished and the furniture and fittings are included in the sale price. The cottage is offered with vacant possession and with no onward chain.



# 10 Doncaster Street, Newcastleton

TD9 0QT

OIRO £120,000

Accommodation  
Entrance Hall  
Lounge  
2 Bedrooms  
Kitchen  
Bathroom  
Sun Room  
Store Room

Large Garden  
Parking Area

#### Situation

The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities, leisure facilities and a well-regarded primary school as well as a wealth of community spirit and functions - inclusive of 'Copshaw Festival'. A few miles from the border with England, on the Liddel Water, is the site of Hermitage Castle, a historic site which attracts tourists throughout the year and is open seasonally. Newcastleton is 10 miles east of Langholm, 17 miles south of Hawick, 24 miles north of Carlisle and 74 miles south of Edinburgh.

#### Description

Desirable semi-detached stone built 2 bedroom cottage situated in the popular rural village of Newcastleton well known for its very active community life and offering lots of local amenities as well as excellent recreational options. The property is located just off the Middle Square and although a degree of modernisation may be advantageous there is some double glazing and LPG gas central heating throughout. To the rear is a sun room overlooking a large garden with gravelled parking area.

#### Fixtures and Fittings

All light fittings, carpets and floor coverings throughout the property are included in the sale price together with the white goods in the kitchen and any other items of furnishings which the purchaser may require.

#### Services

Mains water, electricity and drainage. LPG gas supply

#### EPC

G.

#### Council Tax

B.



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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.

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