

**Langholm**

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## Flat 5 Smiths Court, David Street, Langholm

DG13 0AB

**OFFERS IN THE REGION OF £60,000**



Flat 5 Smiths Court is a bright and spacious one bedroom top floor flat situated in a central location with amazing views over the town and surrounding hills. The property is accessed via a communal entrance door with buzzer system and carpeted stairwell. It comes to the market fully furnished making it ideal for either a first time buyer or for the letting market. On street parking is available and there is also a car park close by.

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## 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.

## Description

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## Fixtures and Fittings

All blinds, carpets, floor coverings, furniture and accessories throughout the property are included in the sale price together with the white goods in the kitchen.

## Services

Mains water and electricity.

## EPC

C.

## Council Tax

A.

Approximate Gross Internal Area = 43.7 sq m / 470 sq ft



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