

**Langholm**

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## 8 Douglas Square, Newcastleton.

TD9 0QU

**OIRO £200,000**



8 Douglas Square is a well presented and maintained 3 bedroom mid-terrace dwellinghouse overlooking the Middle Square in the popular rural village of Newcastleton. The property provides well proportioned and spacious living accomodation and benefits from full double glazing, two open fires and oil fired central heating. The accommodation comprises briefly:- Entrance Hall, Living Room, Sitting Room, Dining/Kitchen, Utility Room, 3 Double Bedrooms and a Family Bathroom. To the rear of the property is a well laid out garden with patio area, storage shed, greenhouse and single garage.



# 8 Douglas Square, Newcastleton.

TD9 0QU

OIRO £200,000

Ground Floor  
Entrance  
Hallway  
Living Room  
Sitting Room  
Dining/Kitchen

First Floor  
Landing  
3 Double Bedrooms  
Family Bathroom

Outside  
Rear Garden and Patio  
Storage Shed  
Greenhouse  
Garage



## 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.

## Fixtures and Fittings

All blinds, curtains (with the exception of the ones in the front bedroom), carpets and floor coverings throughout the property are included in the sale price together with the washing machine, dishwasher, tall fridge, tall freezer, electric oven and induction hob in the kitchen and the storage box and greenhouse in the garden.

## Services

Mains water, electricity and drainage. Oil fired central heating

## EPC

E.

## 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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