

**Langholm**  
Call 01387 380482

**Offers Over £68,950**

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**10 Riverview Holiday Park, Mangerton, Newcastleton  
TD9 0TF**



Avant Garde VIP 2 bedroom holiday lodge sited at Riverview Holiday Park, Mangerton, Newcastleton, TD9 0TF. The site fees are currently £2,500 per year and are fully paid up to December 2024.

#### ADDITIONAL INFORMATION

Full central heating  
Double glazing  
Private parking  
Storage shed and decking area  
Fishing on the Liddel Water

#### Accommodation

Entrance hall  
Master Bedroom with en-suite shower room and built in storage cupboards  
Second Bedroom with built in storage cupboards  
Family Bathroom  
Ample Storage Cupboards  
Open plan Kitchen/Living room

## 10 Riverview Holiday Park

Approximate Gross Internal Area = 53.8 sq m / 579 sq ft

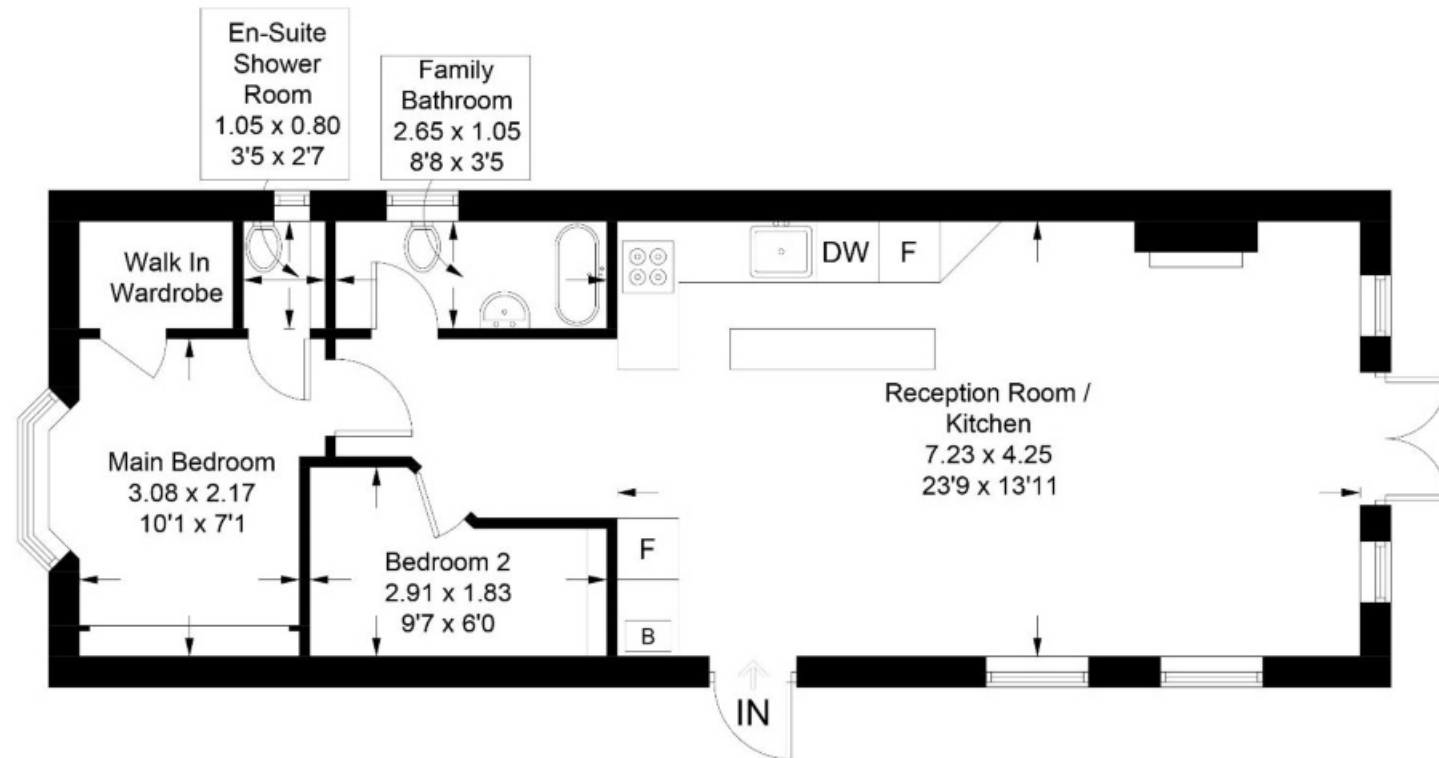


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075105)

#### Situation

The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities including hotels, cafes, restaurants, shops and petrol station. There are also 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

The lodge is sold as unfurnished.  
All fitted floor coverings, blinds and integrated appliances are included in the sale price. No warranty will be provided in respect of the white goods.

#### Viewing Details

by appointment through the selling agent.

#### EPC

N/A

#### Council Tax

N/A

#### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?  
**Langholm**  
Call 01387 380482

38 High Street,  
Langholm, DG13 0JH  
Phone: 01387 380482  
Email: langholm@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

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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.