

**Langholm**

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## 11 Meikleholm, Langholm

DG13 0BJ

**Offers Over £92,000**



11 Meikleholm is brought to the market in walk-in condition having been very well maintained and benefiting from gas central heating and full double glazing throughout. The accommodation comprises of a spacious living/dining room and modern kitchen downstairs. Upstairs there are 2 double bedrooms and a shower room. To the rear is a fully enclosed garden with storage shed. An early viewing of this property is highly recommended.

A short walk takes you into the centre of Langholm which hosts various amenities including a health centre, primary and secondary school and youth facilities. There is a library, supermarket and a range of independent shops and businesses, hotels, a 24 hour petrol station, a sports centre and a golf course. The Buccleuch Centre is a busy venue for entertainment and community events and also has its own café.



# 11 Meikleholm, Langholm

DG13 0BJ

Offers Over £92,000

Ground Floor  
Vestibule  
Entrance Hall  
Living Room/Dining Area  
Kitchen

First Floor  
2 Double Bedrooms  
Shower Room

Outside  
Fully Enclosed Garden

## 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 together with the white goods in the kitchen.

## Services

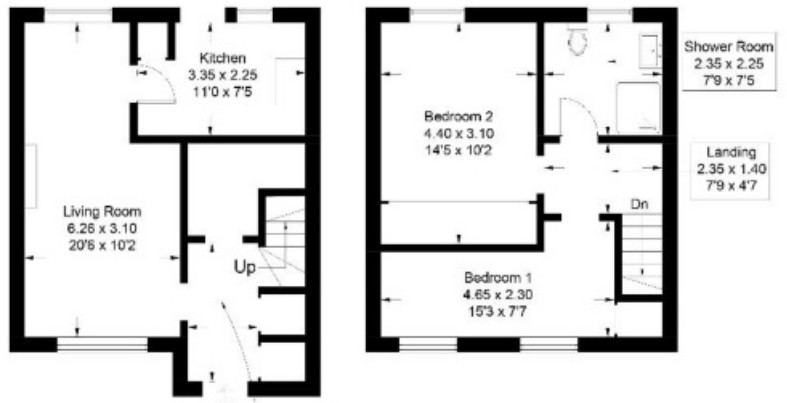
Mains water, electricity, gas and drainage.

## EPC

C.

## Council Tax

B.



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