

Langholm
Call 013873 80482

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**36 William Street,
Langholm**
DG13 0AU

OIRO £60,000



On the market for sale is this 2 bedroom upper maisonette situated in the New Town area of Langholm within easy walking distance of all local amenities. The property benefits from full double glazing and gas fired central heating throughout. Accessed through an archway on William Street the property is set in a communal garden area and has its own storage shed. The accommodation comprises: Living room, 2 double bedrooms, bathroom and kitchen.

36 William Street, Langholm

DG13 0AU

OIRO £60,000

Entrance Hall
Living Room
Kitchen
Bedroom

Upper Floor
Bedroom
Bathroom

Outside
Communal Garden Ground
Storage Shed



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. The town 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.

Fixtures and Fittings

All curtains, 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

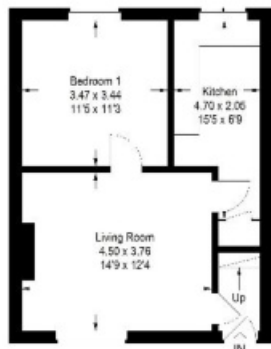
E.

Council Tax

A.

36 William Street, Langholm

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Langholm Call 013873 80482

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Also at
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

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.

Full members of:

