Langholm Call 013873 80482



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Talladale, Ewes, Langholm DG13 OHQ

Offers Over £230,000



Talladale is a 2 bedroom well maintained detached bungalow brought to the market in excellent condition featuring open plan living room, kitchen and dining area with French doors leading out to an enclosed decked area at the front. The property is located just 2 miles North of the busy town of Langholm boasting stunning views down the valley with the Monument and Whita Hill in the distance. Situated in large garden grounds with separate orchard and summer house the property has ample space for extension (subject to planning consent). The accommodation briefly comprises:- entrance hall, living room/kitchen, utility room, 2 bedrooms, bathroom, garage and carport. Viewing is highly recommended to appreciate the location and what this property has to offer.



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Entrance Hall Living Room Kitchen Utility Room 2 Bedrooms Bathroom Garage

Outside Large Garden Ground Decked Area Orchard Summer House

Situation

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 Angelo-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.

The property is situated just off the main A7 trunk road giving easy access to the X95 bus route from Edinburgh to Carlisle

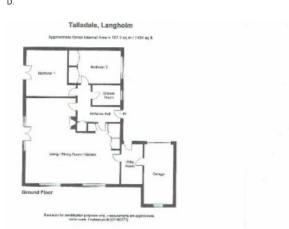
Description

Fixtures and Fittings All carpets and floor coverings throughout the property are included in the sale price.

Services Mains electricity. Private water supply and drainage. Oil fired central heating. Underfloor heating in the bathroom. Full double glazing

EPC

Council Tax



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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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