

Langholm

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12 Mary Street, Langholm

DG13 0AL

Offers Over £82,000



12 Mary Street is a 1 bedroom end terrace dwellinghouse situated in a desirable residential area of Langholm boasting open views over the River Esk towards the Castleholm and Kilngreen. This traditional stone built house was constructed in 1846 and extends to around 57 square metres in floor space. Convenient for the town centre and most local amenities the property benefits from gas central heating and double glazing making it perfect for the first time buyer or for those looking to downsize.

The accommodation comprises:- Living room and Kitchen downstairs. Shower Room and Bedroom on the first floor. To the front of the property there is a communal garden/drying green.

Early viewing is considered essential.



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Ground Floor
Living Room
Kitchen

First Floor
Double Bedroom
Shower Room

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 blinds, curtains, carpets and floor coverings throughout the property are included in the sale price together with the cooker, washing machine and fridge/freezer in the kitchen.

Services

Mains water, electricity, gas and drainage

EPC

D

Council Tax

B



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