

**Langholm**

Call 013873 80482

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 9 Whitchester Lane

Newcastleton TD9 0RD

**Offers Over £95,000**



This mid terrace cottage offers the opportunity for those looking for a renovation project the chance to buy a traditional stone built property in the popular rural village of Newcastleton in the Scottish Borders. There is great potential for this to be a lovely home but it does require some modernising and repair. Situated in a quiet location within easy walking distance of all local amenities the accommodation comprises:- Living Room, Kitchen with Pantry, 2 Double Bedrooms, Shower Room, Rear Porch and Coal Shed. The cottage does benefit from a new outdoor oil fired central heating boiler and oil tank.

To the rear of the property is a good sized garden mainly in lawn with a greenhouse and garage/workshop.





# 9 Whitchester Lane

Newcastleton TD9 0RD

Offers Over £95,000

Entrance Hall  
Living Room  
Kitchen  
2 Double Bedrooms  
Shower Room  
Rear Porch

Outside  
Garden Ground  
Greenhouse  
Garage

## Situation

The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities, 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.

## Services

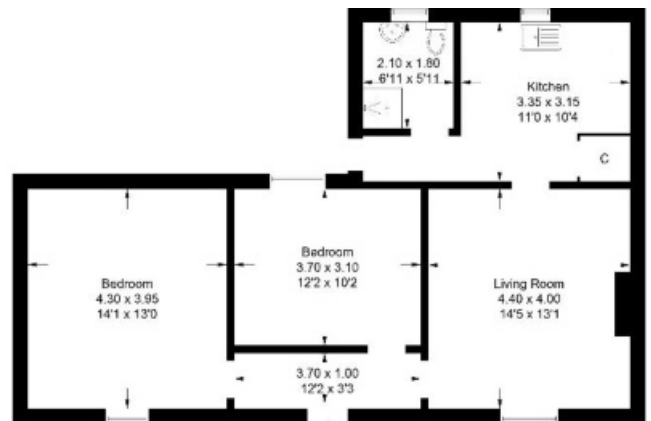
Mains electricity, water and drainage. Oil fired central heating.

## EPC

E.

## Council Tax

B.



**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:

**onTheMarket.com**

**rightmove**

**spc**  
scotland

**bspc**  
the bspc

**espc**