

Langholm

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SOLICITORS & ESTATE AGENTS

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5a Montagu Street

Newcastleton, TD9 0QZ

Offers Over £160,000



5A Montagu Street is a very spacious 3 bedroom semi-detached family dwellinghouse situated just off the main square in the busy rural village of Newcastleton in the Scottish Borders. It is perfectly situated giving easy access to the primary school and all other local amenities. For the countryside lovers there are many walks to choose from and the Seven Stanes mountain bike trail is practically on the doorstep.

The property itself is of traditional stone construction under a pitched timber and slate roof with full double glazing and oil fired central heating throughout. The accommodation briefly comprises:- hallway, living room, kitchen, dining room, toilet, 3 bedrooms (1 en-suite) and a family bathroom. To the rear of the house is a good sized garden with stone built storage shed and separate garage.

Viewing is highly recommended to appreciate the size and potential of the accommodation on offer.



5a Montagu Street

Newcastleton, TD9 0QZ

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- Entrance Hall
- Living Room
- Kitchen
- Dining Room
- Toilet
- First Floor Landing
- 3 Bedrooms (1 En-suite)
- Family Bathroom

- Outside
- Garden
- Storage Sheds
- 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.

Fixtures and Fittings

All light fittings, 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 and drainage. Oil fired central heating.

EPC

E.

Council Tax

C.

