

**Langholm**  
Call 013873 80482

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 36 West Street

Langholm, DG13 0DU

**Offers Over £80,000**



This substantial stone-built end-terrace flat dating back to the late 19th century offers a unique opportunity to acquire a beautifully presented three-bedroom home in the desirable town of Langholm, Dumfriesshire. Spanning the upper floors, the property boasts generous and bright accommodation, perfectly suited for both family life and those seeking a peaceful retreat. Upon entering, you are immediately struck by the sense of space and light. The thoughtfully designed open-plan living area integrates the lounge, kitchen, and dining space creating a sociable and welcoming heart to the home.

The property benefits from the convenience of double glazing and efficient gas central heating throughout, ensuring year-round comfort. The bathroom is particularly well-appointed, featuring both a relaxing bath and a separate shower cubicle – offering the best of both worlds.

Located within a quiet residential area, this flat enjoys the distinct advantage of being within easy walking distance of all the local amenities Langholm has to offer. From shops and schools to the local park and community facilities, everything is readily accessible. This property provides a chance to become part of a thriving community whilst enjoying the beauty and tranquility of the countryside. We highly recommend viewing to fully appreciate the character and appeal of this exceptional home.





# 36 West Street

Langholm, DG13 0DU

Offers Over £80,000

First Floor  
Landing  
Bathroom  
Kitchen  
Dining Area  
Lounge

Top Floor  
Landing  
3 Bedrooms

## 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, carpets and floor coverings throughout the property are included in the sale price.

## Services

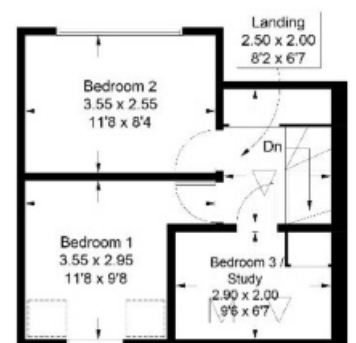
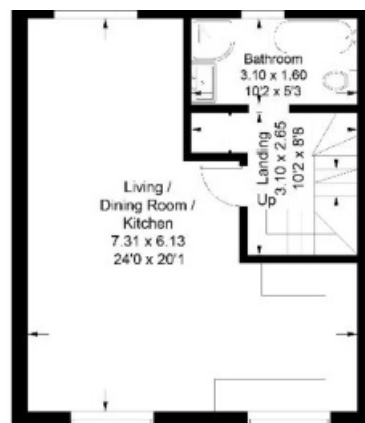
Mains water, electricity, gas and drainage.

## EPC

D.

## Council Tax

A.



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Langholm Call 013873 80482**

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

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

