

Langholm

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56 Townfoot, Langholm

DG13 0EJ

Offers Over £68,000



Situated on the outskirts of town this spacious ground floor 2-bedroom flatted maisonette offers an ideal living solution for those seeking comfort and convenience. Located in a peaceful residential area, this property provides the perfect blend of tranquility and accessibility.

With this property, convenience is on the doorstep. Local amenities include a variety of shops, and families will appreciate the excellent primary and secondary schools. The town's strategic location means Carlisle is just a 30-minute drive away, providing easy access to the M6 motorway and train station.

Whether you're a first-time buyer, a small family, or looking to downsize, this maisonette presents an attractive opportunity to enjoy comfortable living in a welcoming community. The thoughtfully designed space and prime location make this property a standout choice.



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Entrance Hall
Living Room
Kitchen
2 Bedrooms
Bathroom
Storage Cupboards

Outside
Small Garden Area
Storage Shed

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 and drainage.

EPC

E.

Council Tax

A.



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