

**Langholm**

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## 4 Copshaw Place

Newcastleton, TD9 0RS

**Offers Over £130,000**



4 Copshaw Place is a charming semi-detached home nestled in the picturesque rural village of Newcastleton in the Scottish Borders. This well-maintained property offers an inviting living space that balances practicality with warmth. As you enter, you'll be greeted by a welcoming living room at the front of the house, providing a cozy space for relaxation and family gatherings. The fitted kitchen at the rear offers modern functionality, making meal preparation a pleasure. Upstairs, two comfortable bedrooms await, complemented by a useful box room that provides additional storage or flexible living space. A convenient shower room completes the upper level, ensuring practicality for everyday living.

The property's appeal extends outdoors with gardens both to the front and rear, offering delightful spaces for gardening enthusiasts or those who enjoy outdoor relaxation. A dedicated residents parking area adds another layer of convenience to this already attractive home. Modern amenities include electric heating and double glazing, ensuring year-round comfort and energy efficiency. Located in a quiet cul-de-sac, this home promises tranquility and a peaceful living environment. Newcastleton's rural setting provides a serene backdrop, perfect for those seeking a retreat from busier urban environments while maintaining accessibility to essential amenities.

An ideal home for first-time buyers, small families, or those looking to downsize - this property represents a wonderful opportunity to own a well-presented home in a beautiful Scottish Borders location.



# 4 Copshaw Place

Newcastleton, TD9 0RS

Offers Over £130,000

Entrance Hall  
Large Storage Cupboard  
Living Room  
Kitchen  
Rear Vestibule

First Floor  
2 Double Bedrooms  
Box Room  
Shower Room

Outside  
Garden front & rear  
Storage Shed

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

## Services

Mains electric, water and drainage.

## EPC

E.

## Council Tax

A.



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