

Langholm

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37 Henry Street

Langholm, DG13 0AR

Offers Over £75,000



37 Henry Street is a charming ground floor two-bedroom flat nestled in a peaceful residential area of Langholm. This delightful home offers the perfect blend of comfort, convenience, and modern living. Step inside to a bright and welcoming living room, featuring a cosy electric fire that creates an inviting atmosphere for relaxation and entertaining. The modern shower room provides contemporary convenience, while the well-appointed fitted kitchen ensures practical and stylish meal preparation. One of the standout features of this property is the fully enclosed private garden at the rear, a perfect outdoor sanctuary for enjoying morning coffee, gardening, or simply unwinding after a long day. Direct access from the kitchen makes indoor-outdoor living seamless and enjoyable. Practical homeowners will appreciate the property's gas central heating, ensuring warmth and comfort throughout the colder months. Full double glazing adds an extra layer of energy efficiency and noise reduction, making this flat both comfortable and economical. Located within easy walking distance of all local amenities, this property offers the best in convenient living. Whether you're a first-time buyer, a professional seeking a low-maintenance home, or someone looking to downsize, this flat represents an excellent opportunity to own a well-presented, move-in ready property in a desirable location.



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Entrance Hall
Living Room
Kitchen
2 Bedrooms
Shower Room

Outside
Fully Enclosed Garden

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 curtains, blinds, carpets and floor coverings are included in the sale price together with the white goods in the kitchen.

Services

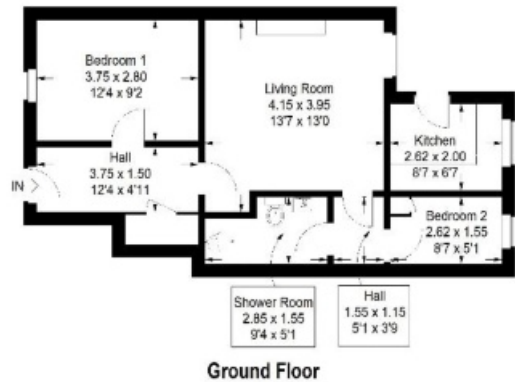
Mains water, electricity, gas and drainage.

EPC

C.

Council Tax

A.



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