

Langholm
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44 Waverley Road

Langholm, DG13 0EA

Offers Over £78,000



44 Waverley Road is a charming two-bedroom stone-built upper terrace flat nestled in a tranquil residential area of Langholm in Dumfriesshire. This delightful home offers a perfect blend of character and modern comfort, promising a welcoming living space for those seeking a peaceful retreat.

A double glazed entrance door opens to a hallway and stairs that leads you up to a bright and airy first-floor landing. The living room is spacious and filled with natural light, creating an inviting atmosphere for relaxation and everyday living. The fitted kitchen provides practical functionality and to the rear is a good-sized double bedroom, perfect for individuals or couples looking for a comfortable living space. Climb to the attic floor, and you'll be impressed by the generously proportioned second double bedroom complete with fitted wardrobes spanning two walls and a charming Velux window which boasts views over the town to the hills beyond.

Comfort is key in this property, with full double glazing and gas central heating ensuring a warm and energy-efficient home throughout the year. The quiet residential location adds an extra layer of appeal, promising a peaceful and serene living environment.

This flat represents an excellent opportunity for first-time buyers, professionals, or those looking to downsize without compromising on space and quality. Langholm's beautiful surroundings and this property's thoughtful design make it a truly special home.

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Entrance Hall
Stairs to First Floor Landing

First Floor
Living Room
Kitchen
Bedroom
Bathroom

Attic Floor
Large Bedroom



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

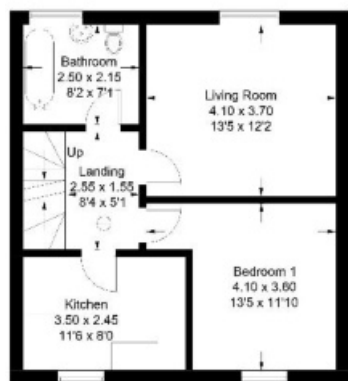
Mains water, electricity, gas and drainage.

EPC

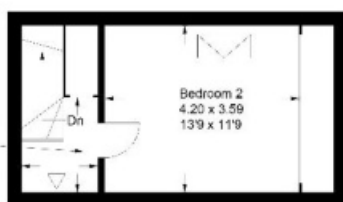
C.

Council Tax

B.



First Floor



Attic Floor



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Full members of:

