

Langholm
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**126 High Street,
Langholm**
DG13 0DH

Offers Over £65,000



This delightful end terrace two-bedroom upper flat offers a perfect blend of historic character and modern comfort. The heart of the home is a bright, open-plan living area with practical wood flooring and lots of natural light creating an instantly welcoming atmosphere. The new fitted kitchen is a cook's dream, featuring an electric hob, cooker hood and separate eye-level double oven. Comfort meets convenience with a new electric space saving heating system and full double glazing, ensuring you will be cosy year-round. The first floor also hosts a generous double bedroom and a spacious bathroom offering modern convenience with a bath and electric shower over, providing a refreshing start to your day. The attic reveals a truly special space – a large bedroom with original wood flooring, lots of under eaves storage, a velux window to the front and a characterful dormer window with views to the rear.

Outside is a large shared garden to the rear. The property is located close to all amenities, whether you are a young professional, a couple or someone seeking a character-filled living space this property promises comfort, style, and a touch of urban magic.



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Communal Stairs to 1st Floor
Entrance Door
Vestibule
Hallway
Open plan Living Room/Kitchen
Bedroom 1
Bathroom
Storage Cupboard
Stairs to Attic
Large Attic Bedroom

Shared Garden to the Rear

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, Newcastle 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 together with the built-in appliances in the kitchen.

Services

Mains water, electricity and drainage.

EPC

D.

Council Tax

A.

