



Three bedroom end terraced house for sale  
48 North Hermitage Street, Newcastleton,  
TD9 0RA

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## Property Details

48 North Hermitage Street, Newcastleton,  
TD9 0RA

Offers Over  
£165,000

### Description

Three bedroom, end of terraced house situated in the rural village of Newcastleton, nestled within the beautiful Liddlesdale valley.

### Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY





## KEY FEATURES

- Spacious three bedroom end-terraced house
- Modern kitchen with solid wood wall and base units, black tile wall and breakfast bar
- Generous lounge with multifuel stove
- Separate dining room or downstairs bedroom
- Modern family bathroom on the first floor
- On-street parking available
- Private rear yard with pedestrian access from the rear lane
- Situated in the centre of the desirable village of Newcastleton
- Shop development available by separate negotiation

## Location

48 North Hermitage Street is located in the village of Newcastleton which lies in the attractive Liddlesdale Valley of the Scottish Borders. The village is home to the Newcastleton Music Festival and only a few miles outside the village lies Hermitage Castle, a magical sight with plenty of history. To the north and south is the A7 route which allows for an easy commute to Edinburgh and Carlisle respectively. The market town of Hawick lies approximately 20 miles to the north and the town of Langholm 10 miles to the west.

## What 3 Words

///reframe.wanting.waistcoat



## The Accommodation

The front door welcomes you to a hallway, with stairs to the first floor and doors off to the dining room and spacious living room. The living room provides the perfect space for entertaining with a charming solid fuel burner with solid wood flooring flowing through to the kitchen. The kitchen comprises of modern, fitted base and wall units and a, gas propane Rangemaster oven/hob with an overhead extractor fan. A separate dining room lies at the opposite side of the house which would also make an excellent downstairs bedroom if required. There is a W/C on the ground floor and a rear door out to the external yard.

On the first floor there are three generously sized, double bedrooms, one of which has plumbing for an en-suite. The family bathroom is bright and spacious complete with a bath, toilet and a wash hand basin.





## Shop Development

Next door to the property is a former shop which previously had planning for conversion to a second three bedroom house. There is also scope to convert into this part of the building and create a larger home overall.

The shop development is available by separate negotiation and interested parties should contact the office for more details.

### Planning

#### **14/00545/FUL**

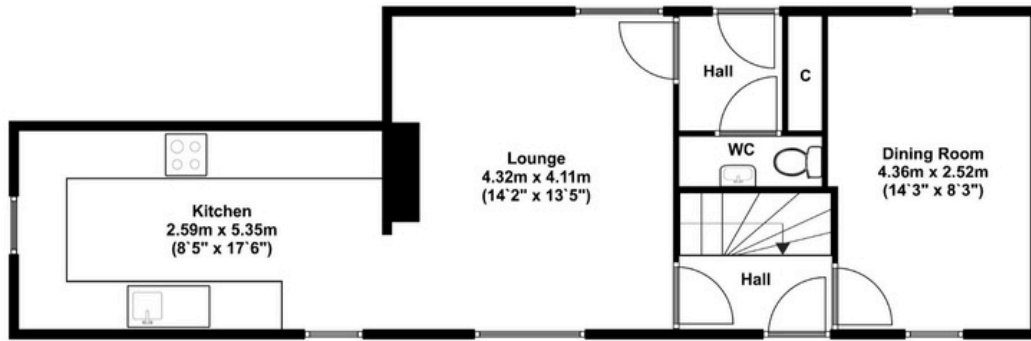
Change of use, alterations and extension to form dwellinghouse from retail unit

#### **16/00744/CONAEX**

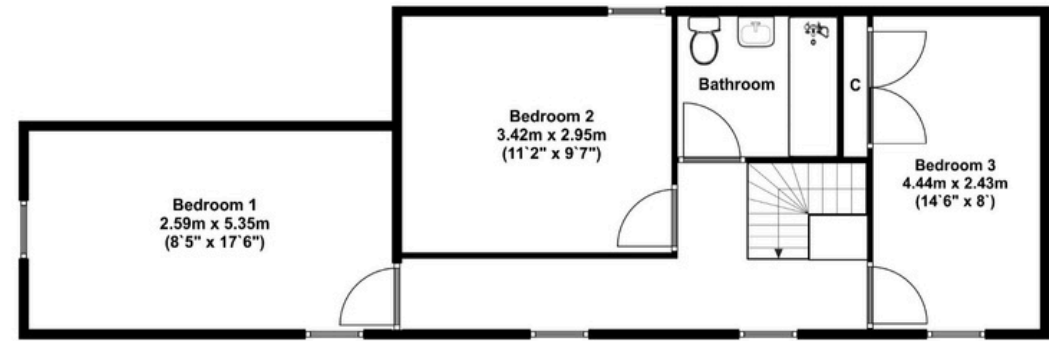
Conversion of shop/store, alterations and single storey extension to provide 5 apartment dwellinghouse







Ground Floor



First Floor

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** C

**Services:** 48 North Hermitage Street is serviced by mains water, electricity, drainage and air source central heating.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band C.

**Solicitor:** Kenneth Hill (Cullen Kilshaw, Langholm)

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown  
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