



16 Eskdail Street, Langholm, DG13 0BG

Offers Over £62,000



## 16 Eskdail Street, Langholm, DG13 0BG

- Two bedroom ground floor end-terraced flat
- Generous living room with open fire
- Front and back door access
- Private rear garden
- Requires modernising
- Perfect for older occupants or investment opportunity
- On-street parking and private off street parking available

A spacious two bedroom ground floor flat which requires some modernising but benefits from a private rear garden, on-street parking and private off-street parking. Situated on a pleasant street in the popular town of Langholm, the property is located close to the schools, shops and local amenities as well as a number of woodland walks nearby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F





## The Accommodation

The front door opens to a hallway with doors off to the bedrooms, bathroom and living room. The living room is generous in size featuring a traditional open fire, perfect for installing a woodburning stove and storage cupboard where the immersion tank is located. The bedrooms are both good doubles with built in cupboards and wardrobes. The family bathroom is complete with bath with electric shower over, wash hand basin with underneath cupboard and WC with mirror cabinet above.

The kitchen is located at the rear of the property and is fitted with wooden floor and wall units, stainless steel single bowl drainer sink with mixer tap, victorian pulley and useful pantry cupboard located in the corner of the kitchen.

Outside at the front of the property, on-street parking is available and to the back of the property is a private garden which is half laid with grass and the other half laid with loose stone. The rear garden is bordered with a iron railings and a gate allows access to Eskdale Place. A coal bunker completes the rear garden. Included in the sale is a small section of land which will allow the owners of 16 Eskdail Street to benefit from some private off street parking. At the front there is additional space for displaying plants and a path to the front door with shared access.

**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.

**Access:** There is a third party access over the land at the rear.

**EPC Rating:** E

**Broadband:** Standard Broadband (up to 50mb) and 5G Mobile available

**Services:** 16 Eskdaill Street is serviced by mains water, mains electricity, mains drainage and electric storage heaters.

**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 B.

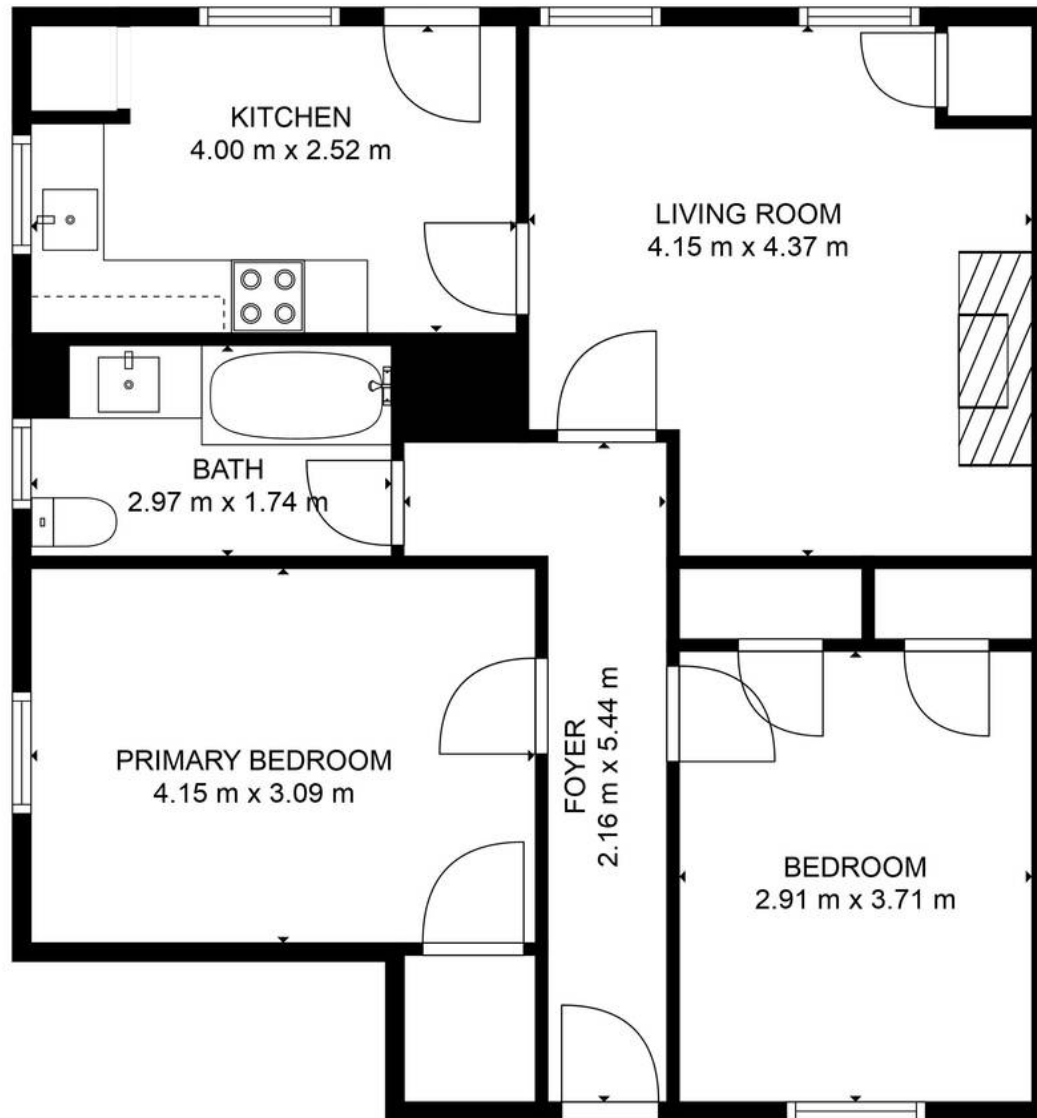






ESKDALE PLACE

16



**TOTAL: 69 m<sup>2</sup>**  
FLOOR 1: 69 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**Legend**

- Third Party Access over Sale Area
- Right of Access
- Retained Subjects

**16 Eskdail Street**

- Ground Floor Flat located within area (86.07 m<sup>2</sup>)
- Front path area (13.05 m<sup>2</sup>)
- Rear Garden (62.45 m<sup>2</sup>)
- Land at Rear (192.99 m<sup>2</sup>)

03 Oct 2024

**16 Eskdail Street**  
Brochure Plan

Buccleuch Estates Ltd  
Estate Office, Ewesbank  
Langholm  
DG13 0ND

MAP FILE REF: LH/WC

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Scale (A4 page): 1:500

0 10 20 m





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