



63 Caroline Street, Langholm, DG13 0AG

Offers Over £70,000



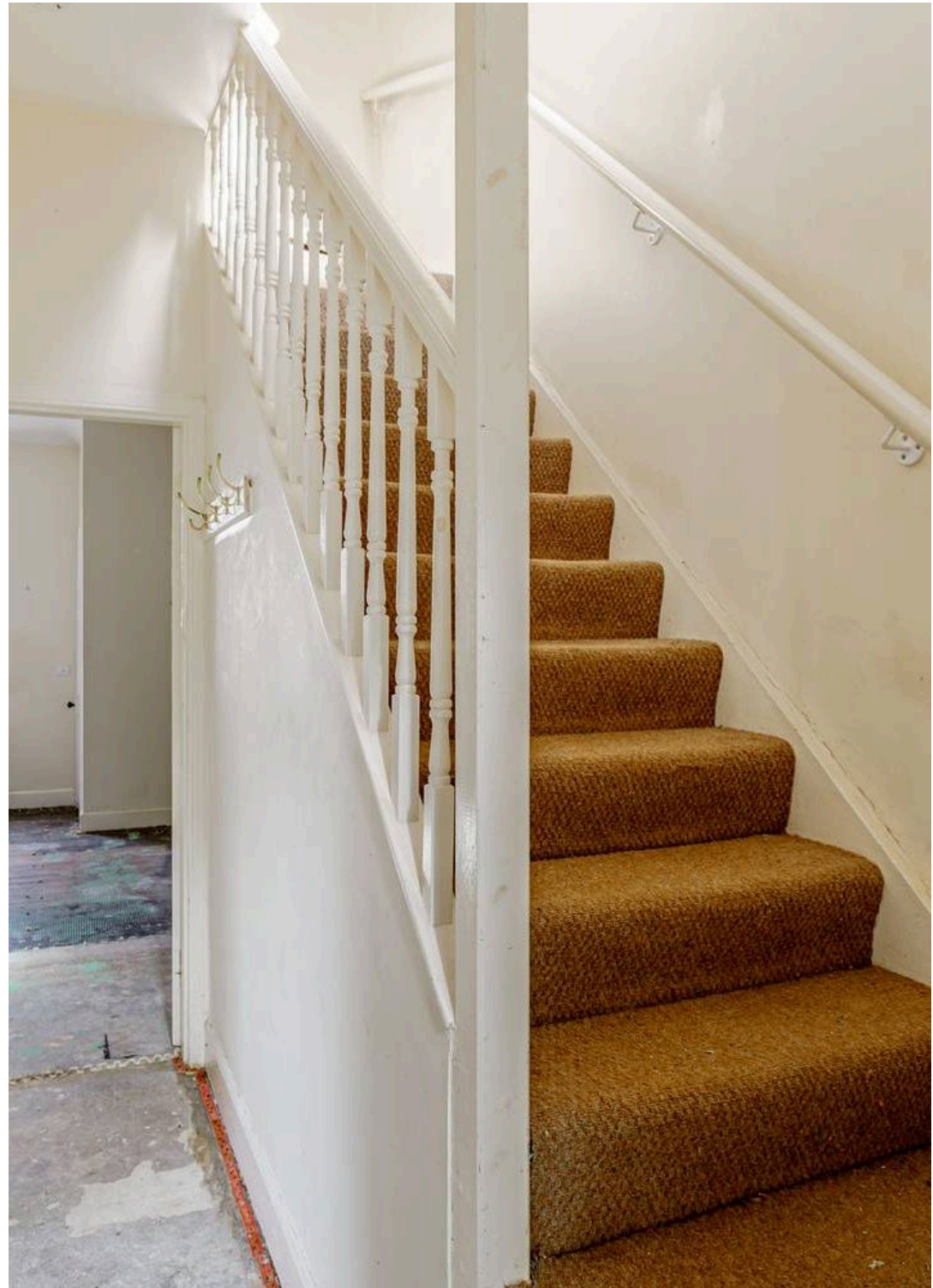
63 Caroline Street, Langholm, DG13 0AG

- Two bedroom end-terraced house
- Good sized living room with under the stairs storage
- Kitchen with exposed stonework and patio doors to rear yard
- Gas central heating
- On-street parking
- Small yard at the rear
- Detached single garage and garden
- Excellent first time buyer or investment opportunity
- Popular street within walking distance of the park and woodland walks

Spacious two-bedroom, end-terraced house situated in the popular town of Langholm with gas central heating, on-street parking and rear yard.

Council Tax band: B

Tenure: Freehold



63 Caroline Street is a two-bedroom end-terraced house partly constructed of solid stone under a pitched slate roof, located on a popular street in Langholm offering a fantastic opportunity for first-time buyers or investors. The property benefits from gas central heating, on-street parking, garage and rear garden.

The Accommodation

Upon entering the property, you are greeted by a spacious entrance porch and a well-proportioned living room. The living room features a cosy open fire which is currently blocked off and under the stairs storage, providing useful extra space to keep your living area clutter-free and organised. The bathroom is located in the centre of the property opposite the stairs to the first floor. There is a bath with mains shower overhead, fitted shelving, WC and wash hand basin. The kitchen is situated towards the rear of the property and showcases exposed stonework, adding character and charm to the space. Patio doors open out onto the rear yard, allowing for easy access. The kitchen is located in the extension which was granted planning back in 2008. There is plenty of space in the kitchen for dining and a Velux window floods the kitchen with lots of natural light.

Upstairs on the first floor you'll find two bedrooms. The largest bedroom is located at the rear of the house. The smallest bedroom benefits from a built-in cupboard. Externally there is parking available on-street at the front of the house. A public lane provides access to the rear of the property where there is a small gravelled yard area for drying clothes and a larger garden at the bottom of the lane with detached single garage.

63 Caroline Street requires some cosmetic upgrading but has amazing potential to become a fantastic first home for someone or developers who might be looking for their next project.



Situation

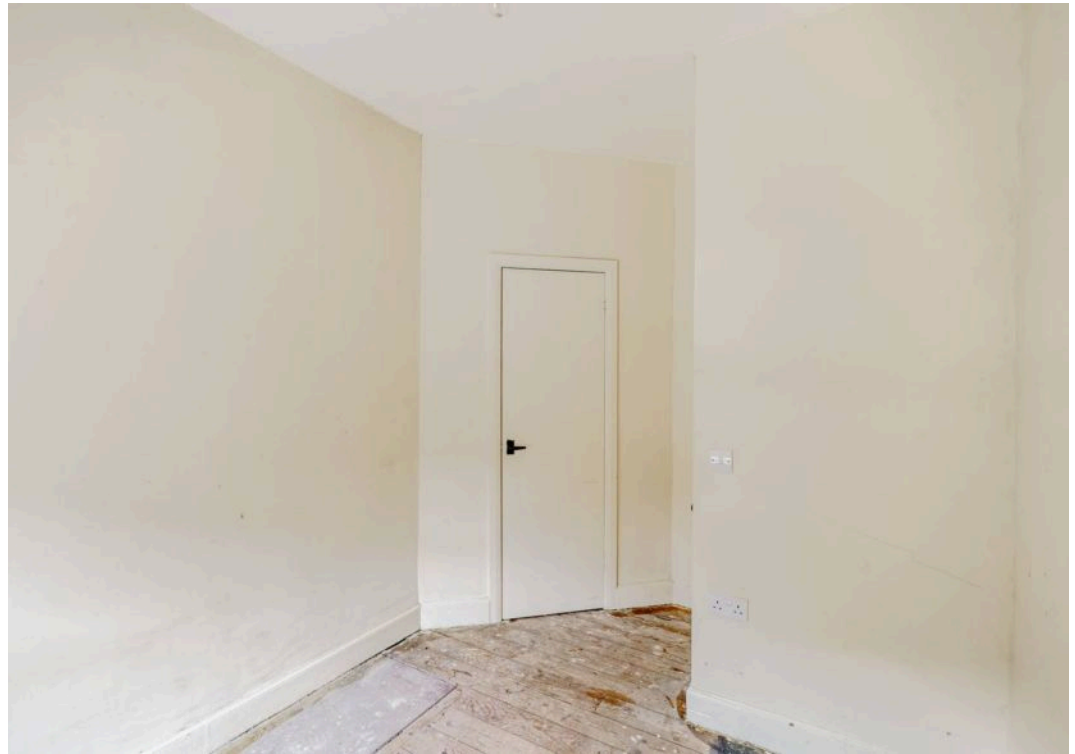
63 Caroline Street is located in the centre of Langholm close to amenities including shops, health centre, pharmacy and dentist.

Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well known for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually.

The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course both primary and secondary schools.

Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.

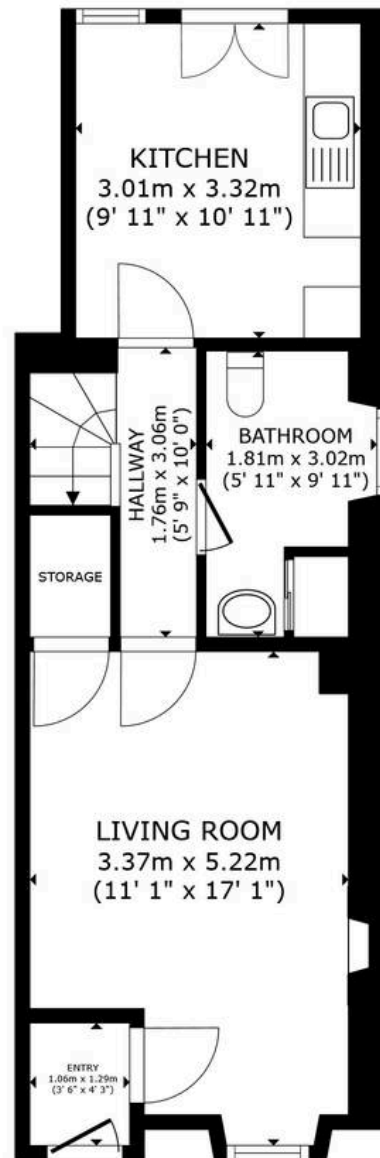






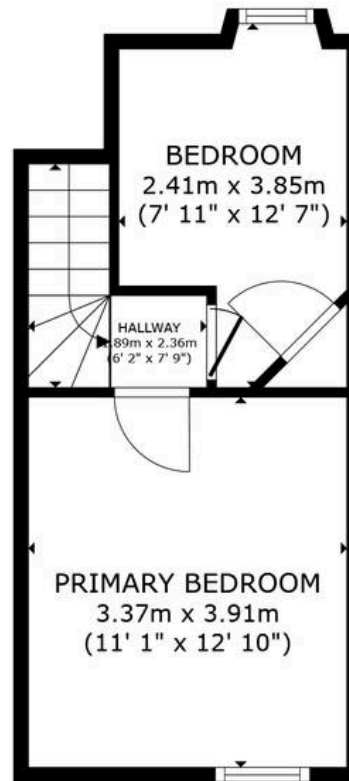






FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 38.5 sq.m. (415 sq.ft.) FLOOR 2 24.6 sq.m. (265 sq.ft.)
TOTAL : 63.2 sq.m. (680 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 38.5 sq.m. (415 sq.ft.) FLOOR 2 24.6 sq.m. (265 sq.ft.)
 TOTAL : 63.2 sq.m. (680 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



General Remarks & Stipulations

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: F

Broadband: Good mobile coverage available and fibre to cabinet may be available.

Services: 63 Caroline Street is serviced by mains water supply, mains electricity, mains sewerage and gas 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.



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www.cdrural.co.uk

You can include any text here. The text can be modified upon generating your brochure.

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