



46 Henry Street, Langholm, DG13 0AS

Offers Over £73,000



46 Henry Street, Langholm, DG13 0AS

- Two double bedrooms
- Generous living room with electric fire
- Spacious accommodation
- Nicely decorated throughout
- Gas central heating
- Large communal garden/drying green
- Close to all amenities and schools
- On-street parking available

Two bedroom mid-terraced double upper flat with gas central heating, on-street parking and communal garden.

Council Tax band: B

Tenure: The Heritable Title (Scottish equivalent of Freehold)

EPC Energy Efficiency Rating: D



46 Henry Street is a spacious two bedroom mid terraced double upper flat situated in the heart of Langholm. The property benefits from gas central heating, on-street parking and a large, communal garden to the rear. The current owner has lived there for five years and during that time he has tastefully decorated and maintained the flat. This property is perfect for first time buyers or investors looking to add to their property portfolio.

The Accommodation

The property is accessed via shared steps to the front door. The front door welcomes a bright hallway fitted with oak effect laminate flooring and stairs directly in front to the second floor. There is an excellent storage/cloak cupboard in the hallway, additional storage available under the stairs and doors leading to the kitchen, living room and bathroom. The kitchen is fitted with a range of modern floor cabinets with wooden worktops and includes a large pantry cabinet and gaps underneath for white goods. There is a single bowl stainless steel sink over-looking the rear garden. There is scope to create a small breakfast bar here if desired however there is ample room available in the living room for a family sized dining table.

The living room is laid with wood effect laminate flooring complete with neutral decorated walls and an electric fire set in a cream surround. The family bathroom is located near the front door and features a wash hand basin with white tile splashbacks, WC and bath with electric shower over, shower boarding and glass screen.

Upstairs there are two good sized double dormer bedrooms with the bedroom on the front featuring built-in wardrobes. Externally there is a large communal garden/drying green. The garden is a proper sun-trap in the afternoon and maintenance of the garden is shared by users. For buyers searching for a turn-key home which requires minimal expense before moving in, this property is a great opportunity and viewings are highly recommended.



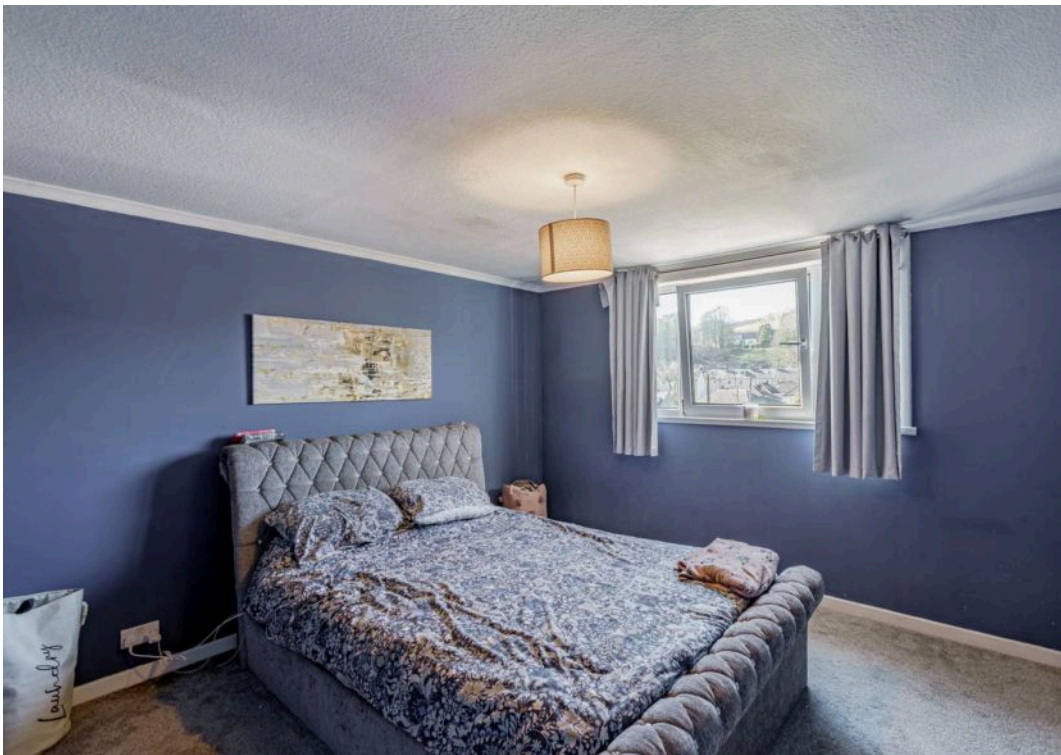
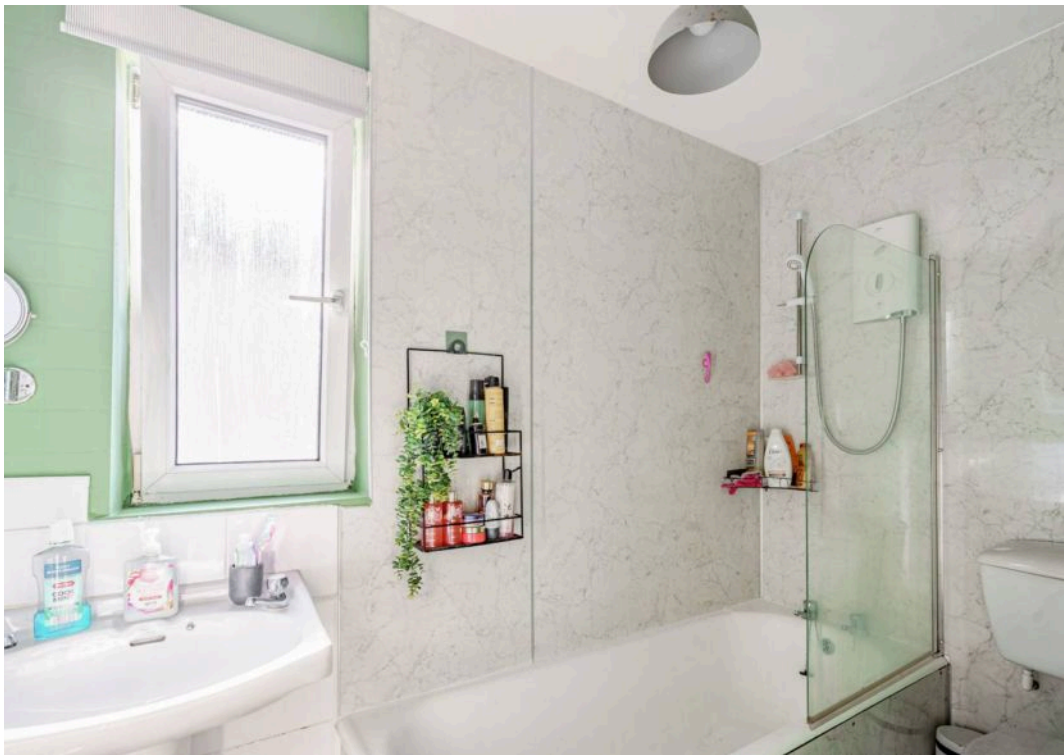
Situation

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.



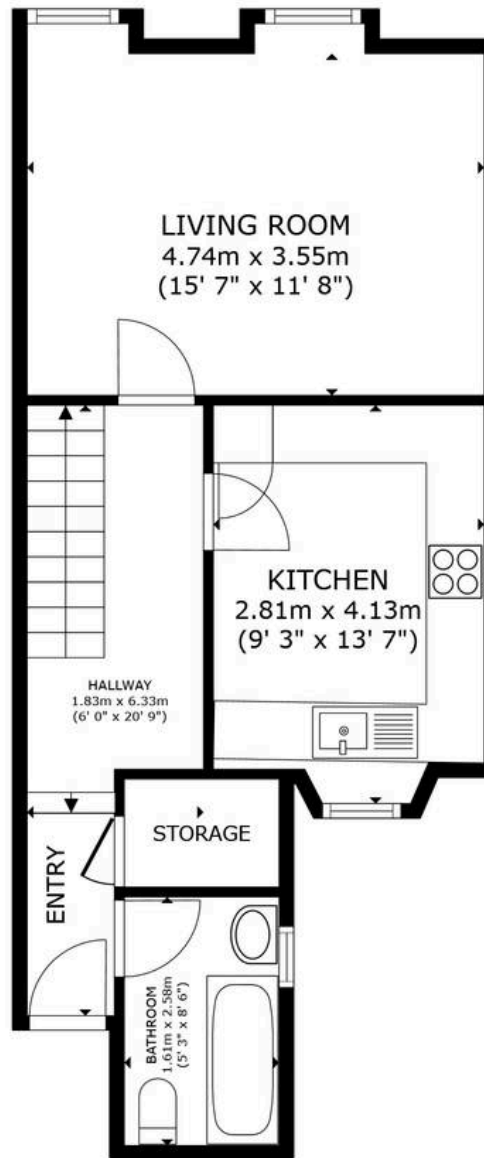






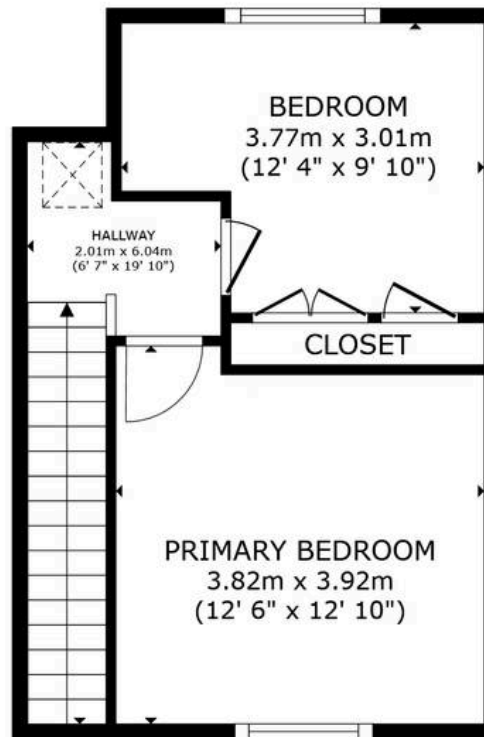






FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 45.1 m² (485 sq.ft.) FLOOR 2 33.3 m² (358 sq.ft.)
TOTAL : 78.4 m² (844 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 45.1 m² (485 sq.ft.) FLOOR 2 33.3 m² (358 sq.ft.)
 TOTAL : 78.4 m² (844 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

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

Services: 46 Henry 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.

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

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. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://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
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.