



Rosebank, Langholm, DG13 0JW

Guide Price £210,000



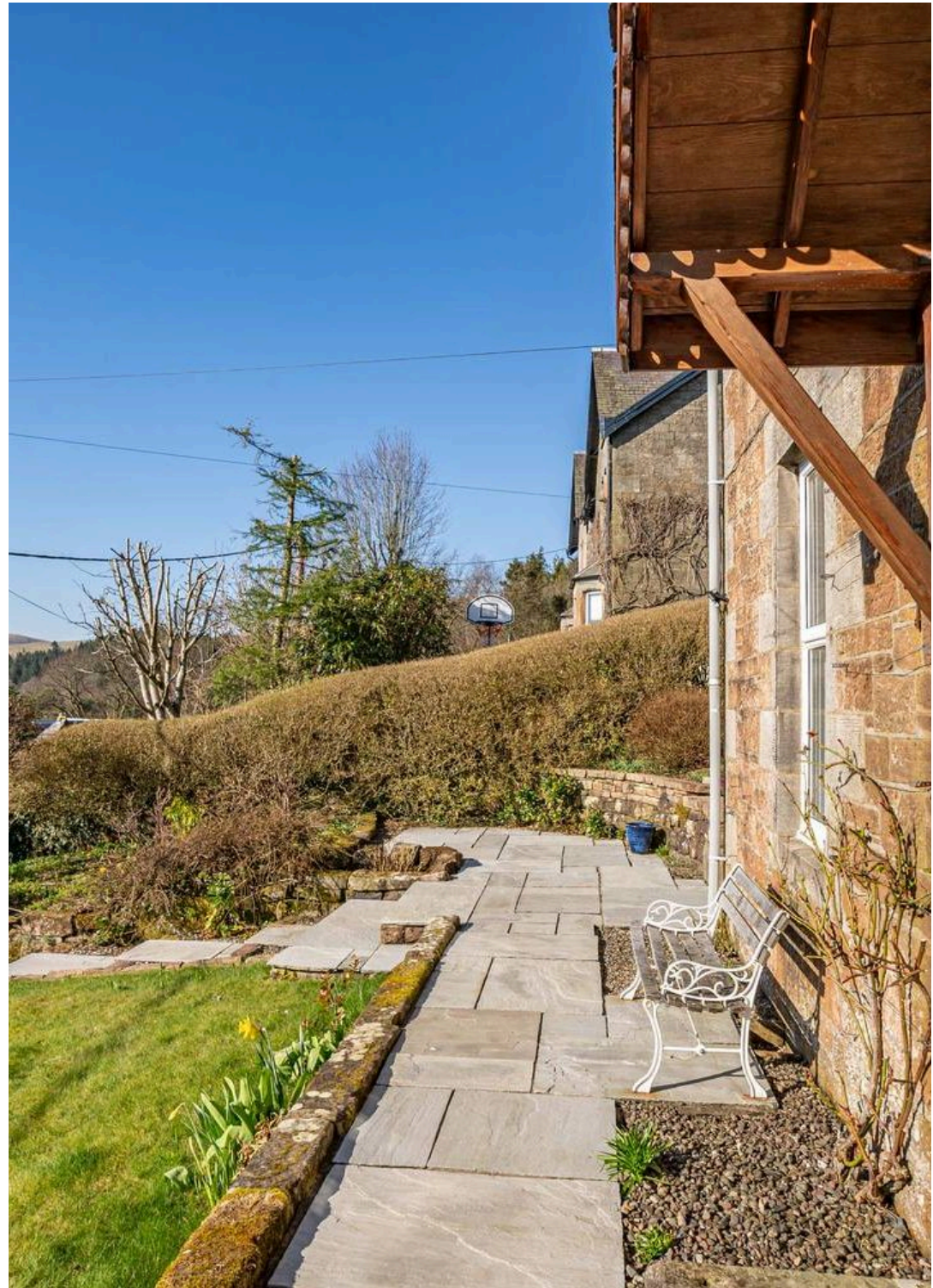
Rosebank, Langholm, DG13 0JW

- Traditional semi-detached house
- Three bedrooms
- Open plan living/dining with patio doors to garden
- Modern kitchen with integrated appliances
- Spacious living room with multi-fuel stove and exposed sandstone feature wall
- Gas central heating
- Incredible views of Langholm
- Landscaped gardens
- Off-street parking including a single detached garage

Three bedroom semi-detached house featuring open-plan living, modern kitchen, landscaped gardens and incredible views of Langholm.

Council Tax band: D

Tenure: The Heritable (Scottish equivalent of Freehold) title



Rosebank is a beautiful sandstone three bedroom semi-detached house dating back to the Victorian era with impressive views of Langholm and the surrounding hills. The property sits in an prominent position on Drove Road and briefly comprises an open plan living/dining room, kitchen, three bedrooms and family bathroom. Externally the garden boasts beautiful landscaped gardens and benefits from off-street parking.

The Accommodation

The front door welcomes an entrance hallway which leads to the living room or stairs to the first floor. The living room is lovely and bright, boasting dual aspect windows and an impressive multi-fuel stove which sits in a sandstone fireplace. The sandstone chimney breast has been exposed adding a touch of character and there is an archway through to a separate dining area. The dining area is perfect for evening meals or entertainment and there is an excellent storage cupboard built under the stairs. Patio doors open up from the dining area to the outside patio with steps leading to the top garden.

The kitchen is modern and sleek, featuring navy blue wall and floor cabinets with granite effect worktops and integrated appliances including an electric oven with four ring gas hob, NEFF microwave and dishwasher. There is a 1.5 bowl stainless steel drainer sink with mixer tap overlooking the rear patio and space for a double fridge/freezer. A side door provides easy access to the side alley and steps to the back garden.



Upstairs you'll find three bedrooms with the largest bedroom situated at the front of the house offering some of the best views of Langholm. Towards the rear of the house there are a further two bedrooms and the family bathroom. The family bathroom features a corner bath with tiled splash back walls and mains shower with curtain rail. There is plenty of hand built storage in the bathroom and the appliances are top of the range.

Externally, there is parking available either at the front of the property on Drove Road or at the rear of the property in front of the single garage. The primary access is via steps at the front of the property and an Indian flagstone path leading to the front entrance. There is a lawn at the front with soil island, bedding to the side and hedging around the boundary of the property. Stone steps continue up the side of the boundary to a raised seating area and second lawn at the rear. There is a timber shed with felt roof and vegetable box behind. The remainder of the garden at the rear is laid with loose stone and a flagstone path provides access to the garage and parking bay.

Three bedroom homes in Langholm rarely come onto the open market and therefore viewings are highly recommended to appreciate what this property has to offer.



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, Newcastleton 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.

What 3 words

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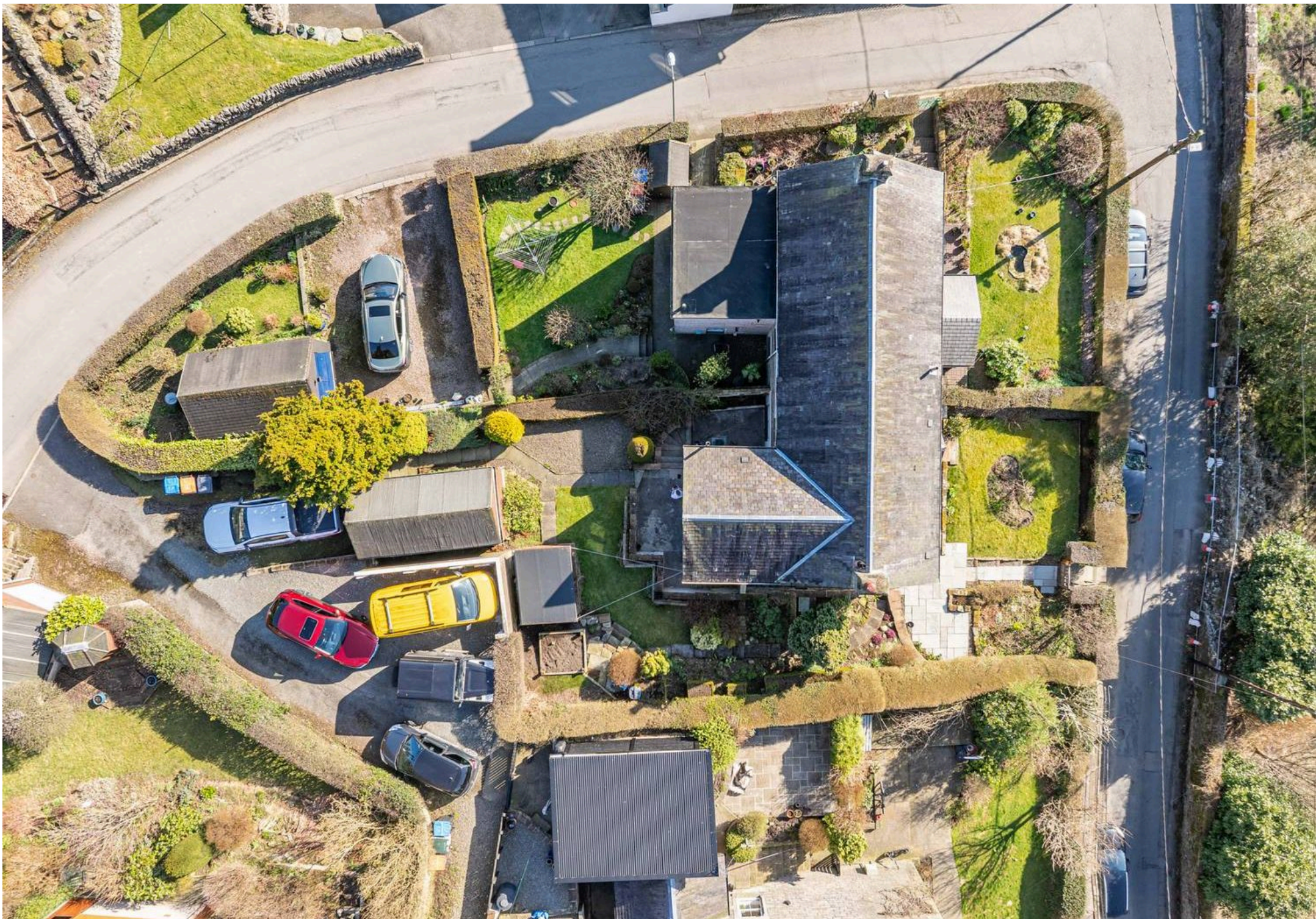


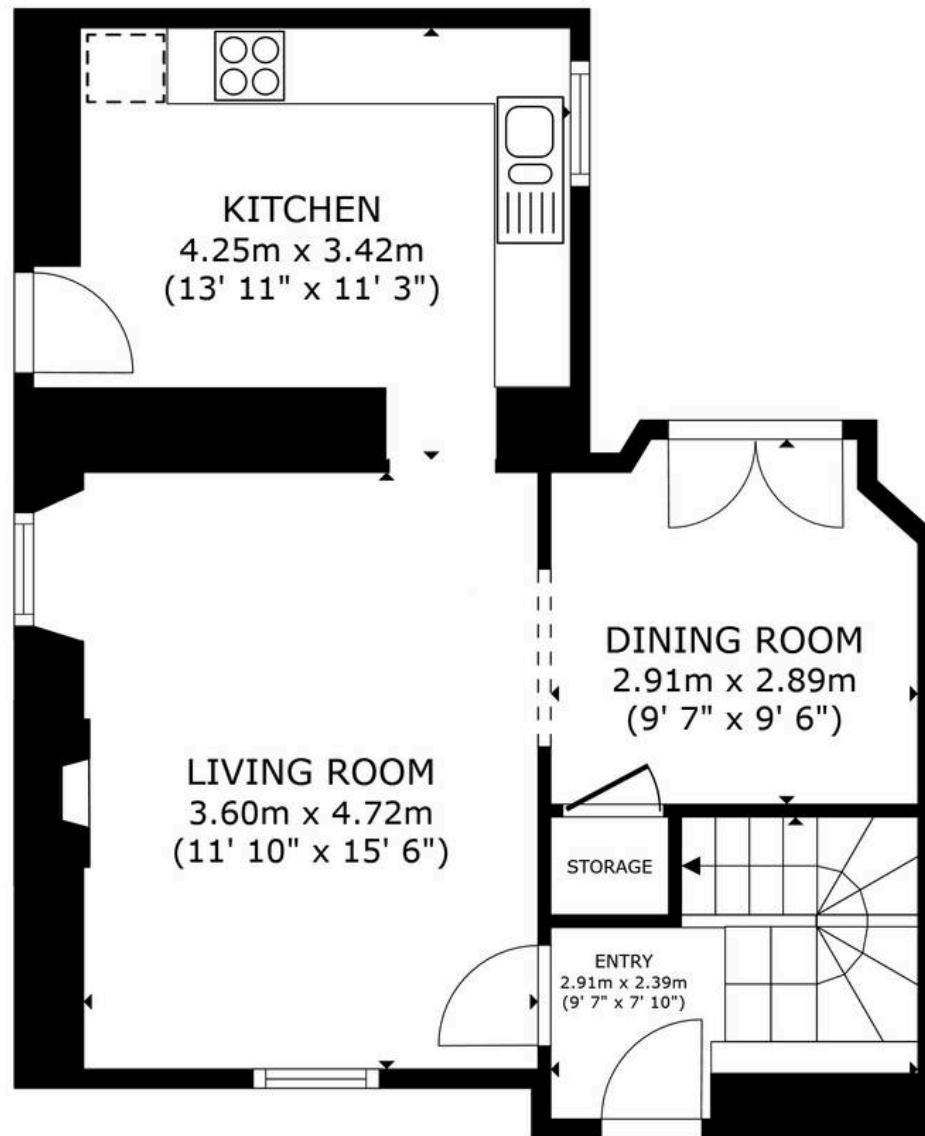






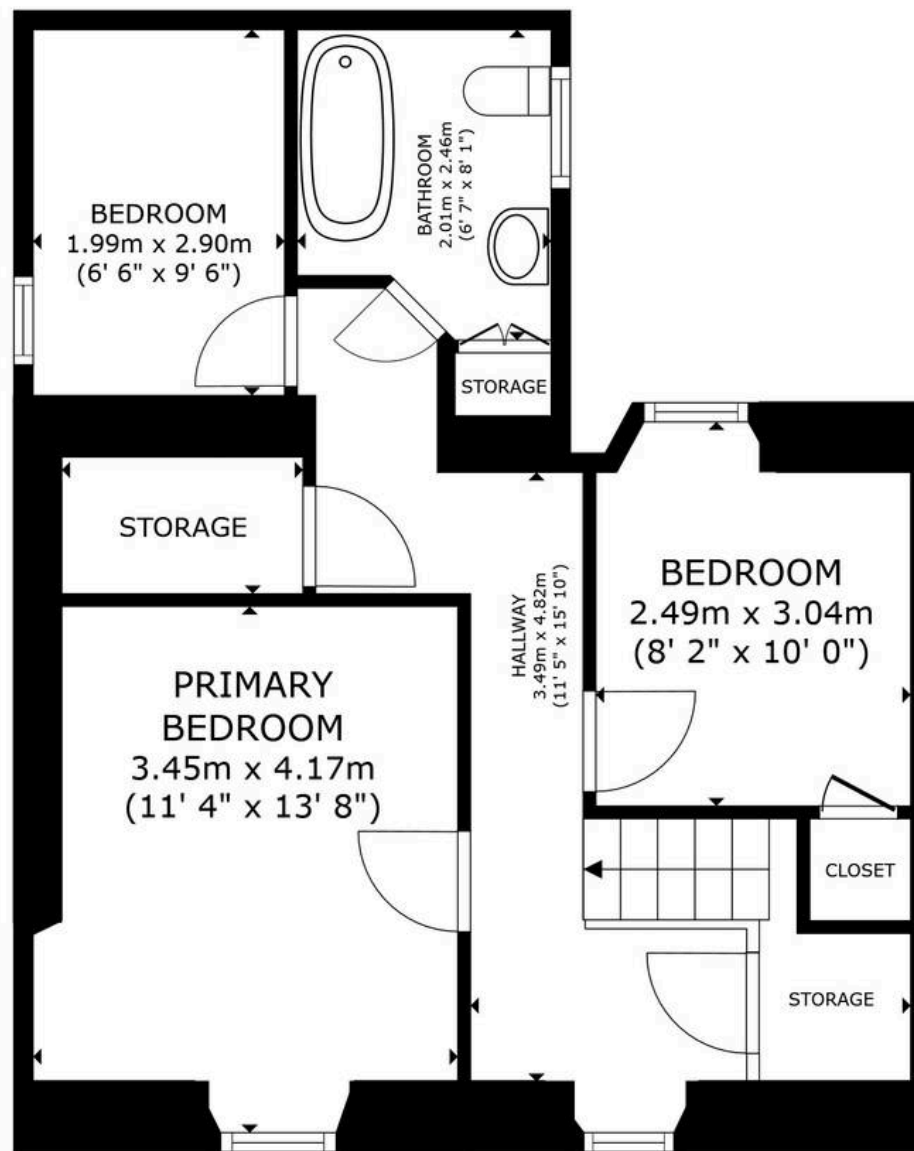






FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 48.4 m² (521 sq.ft.) FLOOR 2 48.1 m² (518 sq.ft.)
TOTAL : 96.6 m² (1,040 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 48.4 m² (521 sq.ft.) FLOOR 2 48.1 m² (518 sq.ft.)
 TOTAL : 96.6 m² (1,040 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.

EPC Rating: D

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

Services: Rosebank 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 D.

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.



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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.