



21 Walter Street, Langholm, DG13 0AX

Offers Over £63,000



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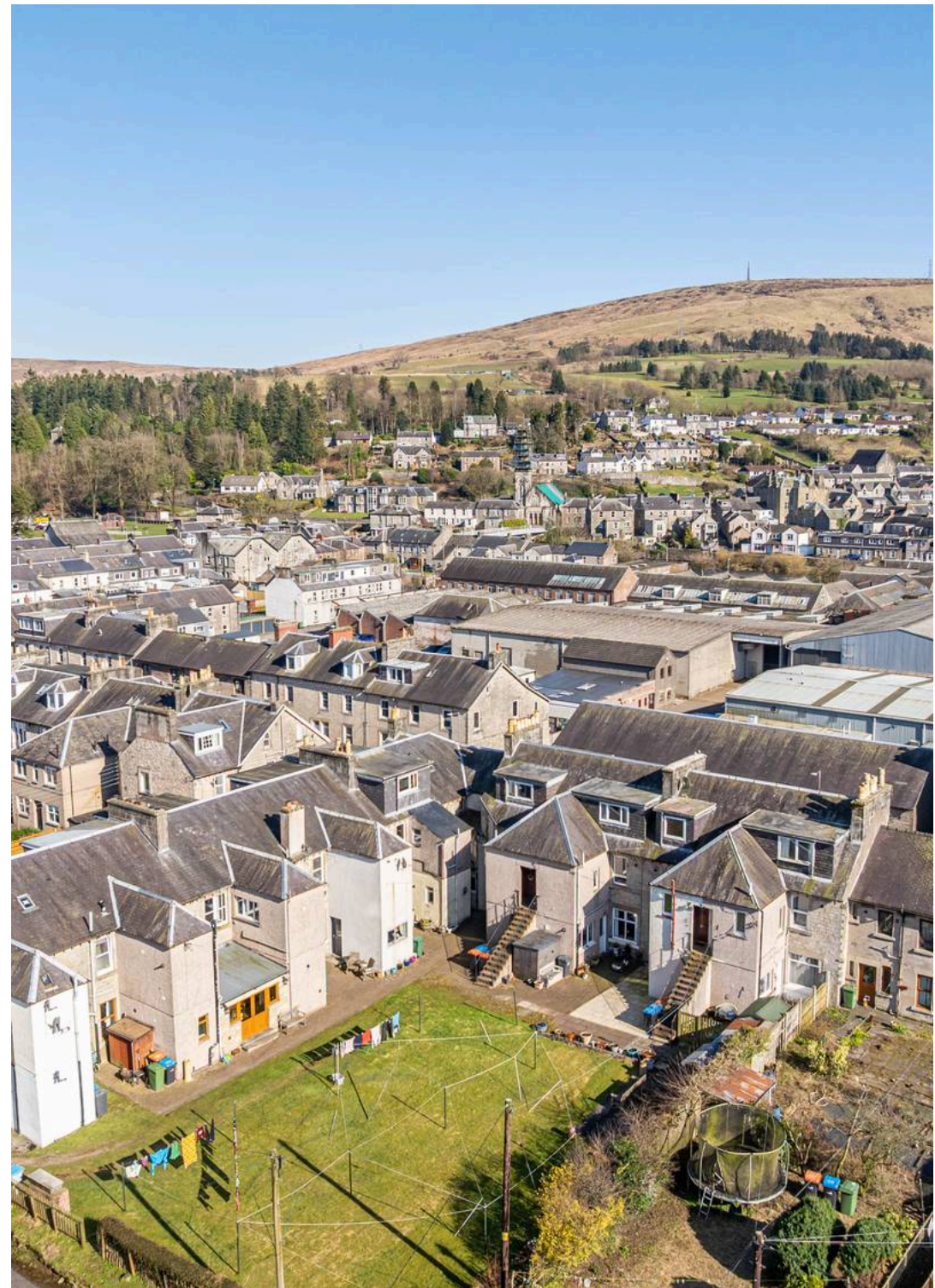
- One bedroom ground floor flat
- Spacious accommodation
- Modern kitchen with integrated electric oven and hob
- Stripped solid pine doors throughout
- Large communal garden
- Gas central heating
- Quiet street in the popular town of Langholm
- New flooring throughout and recently decorated
- Parking available on-street
- Perfect first time buyer/investment/retiree opportunity

A spacious one bedroom ground floor flat with large communal garden and on-street parking. Ideally suited to first-time buyers, investors or those seeking ground floor living, the property is situated in a quiet residential area and provides convenient access to local amenities.

Council Tax band: A

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: D



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The Accommodation

The front door opens into a generous entrance hallway with laminate flooring, providing access to all principal rooms. To the right is the bright and spacious living room, ideal for both relaxing and entertaining. The kitchen, located off the hallway, is fitted with a range of complimentary floor and wall-mounted units and granite worktops, integrated electric oven and hob, and offers ample space for dining. A large storage cupboard provides additional practicality.

To the rear of the property is a generous double bedroom overlooking the communal garden. The modern bathroom comprises a white suite including WC, basin with vanity unit, and a bath with mains shower over.

A back door from the hallway leads directly to the communal garden. Externally, the property benefits from on-street parking to the front. The property is situated on a pleasant street in Langholm with nearby walks and the high street is only a 5 minute walk away.



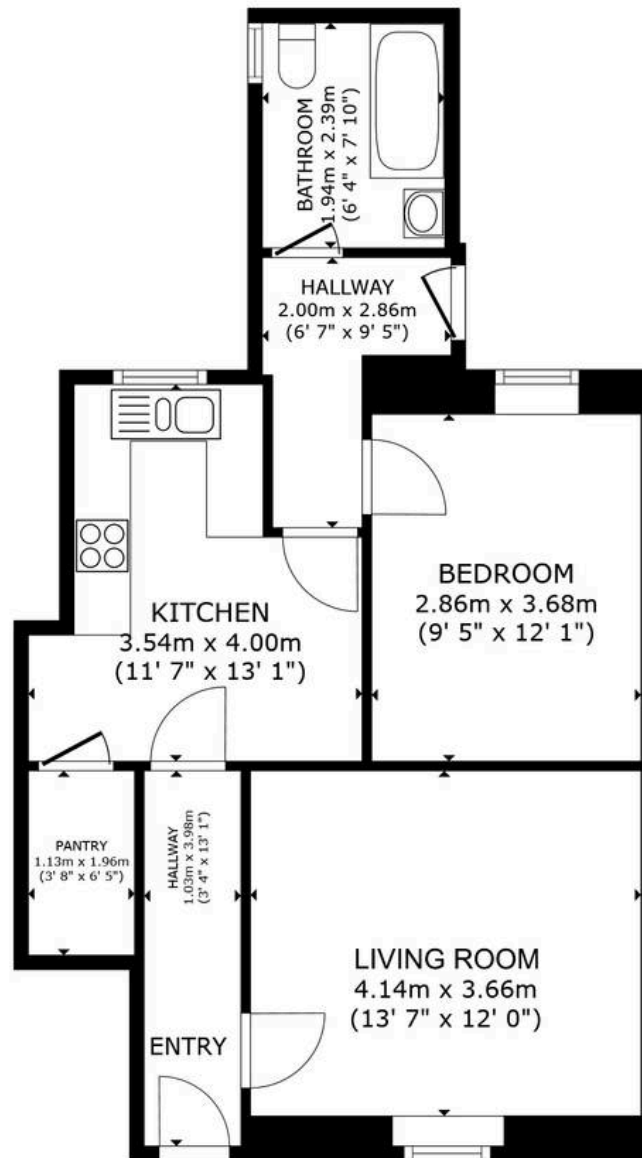
Situation

Langholm, also known colloquially as the 'Muckle Toon', is situated 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, 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 PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 56.2 m² (605 sq.ft.)
 TOTAL : 56.2 m² (605 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks

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: 21 Walter 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 A.

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](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.



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.