



4 Eskdail Street, Langholm, DG13 0BG

Offers Over £70,000

C&D Rural

4 Eskdail Street, Langholm, DG13 0BG

- Two bedroom ground floor flat
- Generous living room
- Gas central heating
- Situated on a popular street in Langholm
- On-street parking available
- Front and back door access
- Perfect for older occupants or investment opportunity
- Front courtyard and outdoor space at rear

Two bedroom ground floor flat situated on a pleasant street in Langholm with gas central heating, on-street parking and front and back external spaces.

Council Tax band: B

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Rating: C

C&D Rural



A spacious two bedroom ground floor flat with flexible accommodation benefiting from a front forecourt, on-street parking and gas central heating. 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.

The Accommodation

The front door opens to a hallway with doors off to each of the bedrooms, shower room, kitchen and living room. The living room, located at the front of the property, is carpeted and features a useful storage cupboard in the corner of the room and a boarded fireplace. The bedrooms are both good doubles with built in cupboards and wardrobes. The shower room is complete with large shower cubicle with mains fed shower and glass screen, wash hand basin and WC.

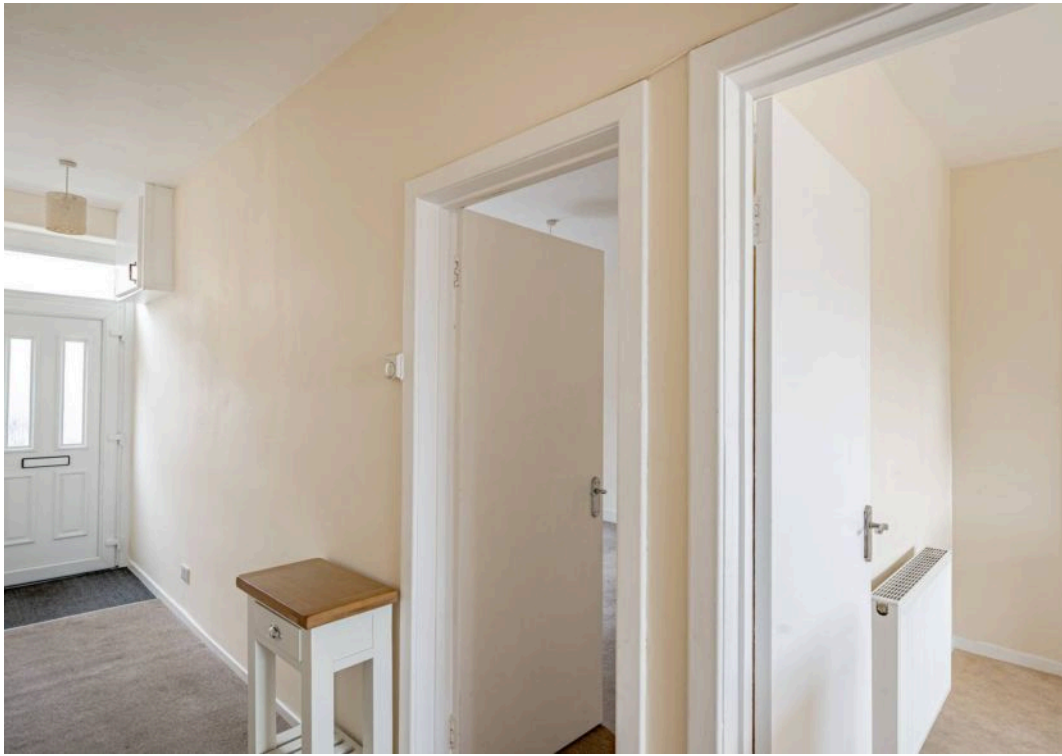
The kitchen is located at the rear of the property and is fitted with modern, cream floor and wall units, stainless steel single bowl drainer sink with mixer tap, gap for portable cooker with overhead extractor hood and space for white goods under wooden worktops. A back door provides access to the rear of the property which is laid with loose stone. At the front there is a private forecourt for displaying plants and a path to the front door.



Situation

4 Eskdail Street is located in the centre of Langholm. 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 and both primary and secondary schools. Most required amenities are also available in the City Centre of Carlisle to include wider range of shops, access to the M6 and the mainline trains. There are also further amenities and transport links in Lockerbie, approximately 13 miles away. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.





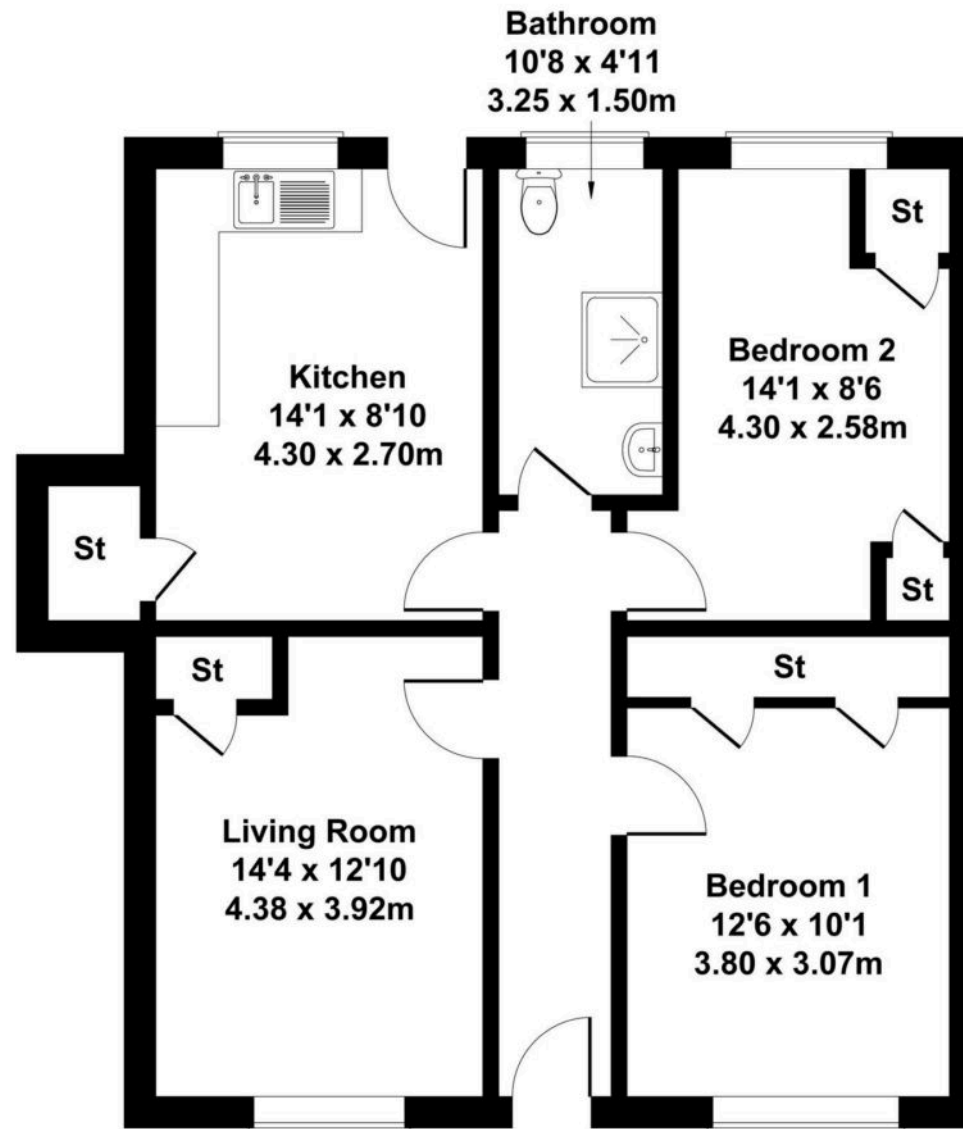




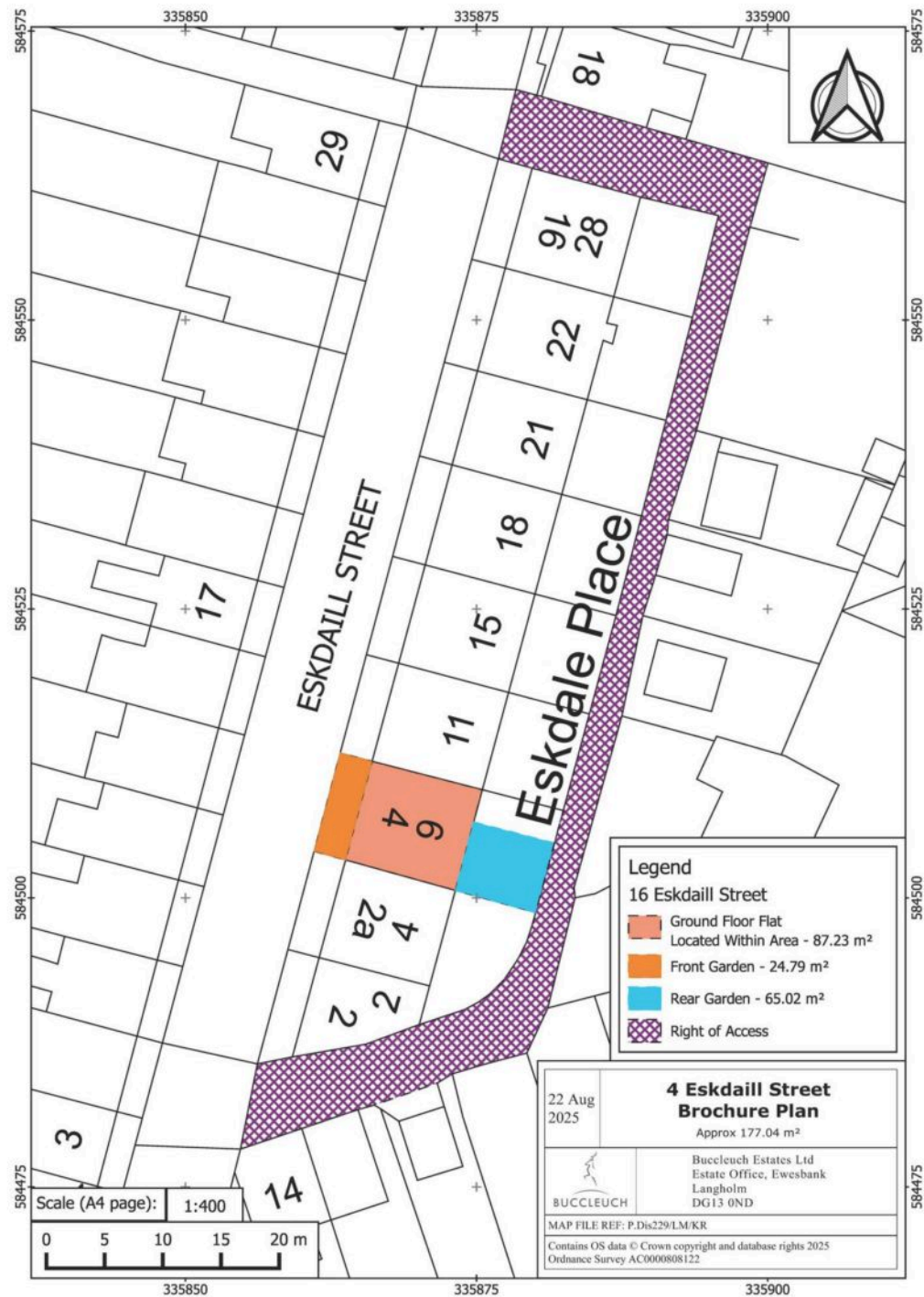


4 Eskdail Steet

Approximate Gross Internal Area
732 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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: C

Broadband: Fibre to cabinet is assumed to be available and mobile coverage is good.

Services: 4 Eskdaill Street is serviced by mains water supply, mains electricity, mains drainage and mains 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. 4 Eskdaill Street 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.



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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.