



The Bungalow, Langshaw, Kirtlebridge, Lockerbie, DG11 3LS

Offers Over £245,000

C&D Rural

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- Three bedroom detached bungalow
- Open plan kitchen/diner
- Generous living room
- LPG central heating
- Attached single garage
- Private driveway
- Paddock and field extending to 1.89 acres
- Lovely rural setting with access to major road networks
- Additional land available by separate negotiation extending to 5.52 acres

Three bedroom detached bungalow which benefits from LPG central heating, a private drive with attached single garage and land exceeding 1.89 acres with more available, as shown in Lot 2 on the indicative sale plan.

Council Tax band: E

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: E

C&D Rural



The Bungalow offers an exciting opportunity for buyers seeking a spacious three-bedroom detached bungalow with land. Set in a peaceful rural location, just a short distance from the popular village of Kirtlebridge, the property combines countryside living with convenient access to local amenities and major road links. The property benefits from an attached single garage, private parking, and two paddocks extending to approximately 1.89 acres, with a further 5.52 acre field available by separate negotiation.

The Accommodation

Entering through the front door, you are welcomed into a spacious hallway with wood-effect flooring flowing throughout much of the home. The bright and generously sized living room features a large window and an attractive fireplace, which could be reinstated to accommodate an open fire or wood-burning stove.

The spacious kitchen/diner provides an excellent space for family life and entertaining, with patio doors opening onto the rear garden allowing plenty of natural light. The kitchen is fitted with a range of wall and base units, a sink with mixer tap and drainer, and space for a cooker. A door leads through to the utility room, which offers additional storage, a sink, space for white goods, and houses the boiler. From here, there is access to both the rear garden and the attached garage.



The family bathroom is well proportioned and comprises a bath with shower over, WC and wash hand basin, with additional space for storage or a separate shower if desired. The three bedrooms are all light and well sized, with two benefiting from built-in wardrobes.

Externally, the property enjoys a wraparound garden, attached garage and private driveway. There is an adjoining paddock adjacent to the bungalow which can be accessed from the driveway or rear of the house and a second paddock across the road with roadside access. The largest paddock is well fenced, relatively flat and benefits from a small area of private amenity woodland with a natural watercourse running through the land. Both paddocks extend to approximately 1.89 acres in total, offering excellent potential for equestrian use, a smallholding, or simply enjoying the surrounding countryside.

Lot 2 - Additional land is available nearby by separate negotiation, extending to approximately 5.52 acres (shown as Lot 2 on the indicative sale plan).



Location Summary

Kirtlebridge is a tranquil village roughly nine miles southeast of Lockerbie and five miles from Annan. There are a range of shops and amenities in Lockerbie and Annan including primary and secondary schools, a medical practices, dentists, public houses and an 18 hole golf course. A wider range of shops and services are available in Dumfries and the M74 provides excellent connections Southbound and Northbound where Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes drive and Edinburgh, about 90 minutes. Communications to the area are excellent with a train station in Lockerbie, having direct connections to Edinburgh (1 hour), Glasgow (1 hour) and London (4 hours).

What 3 Words

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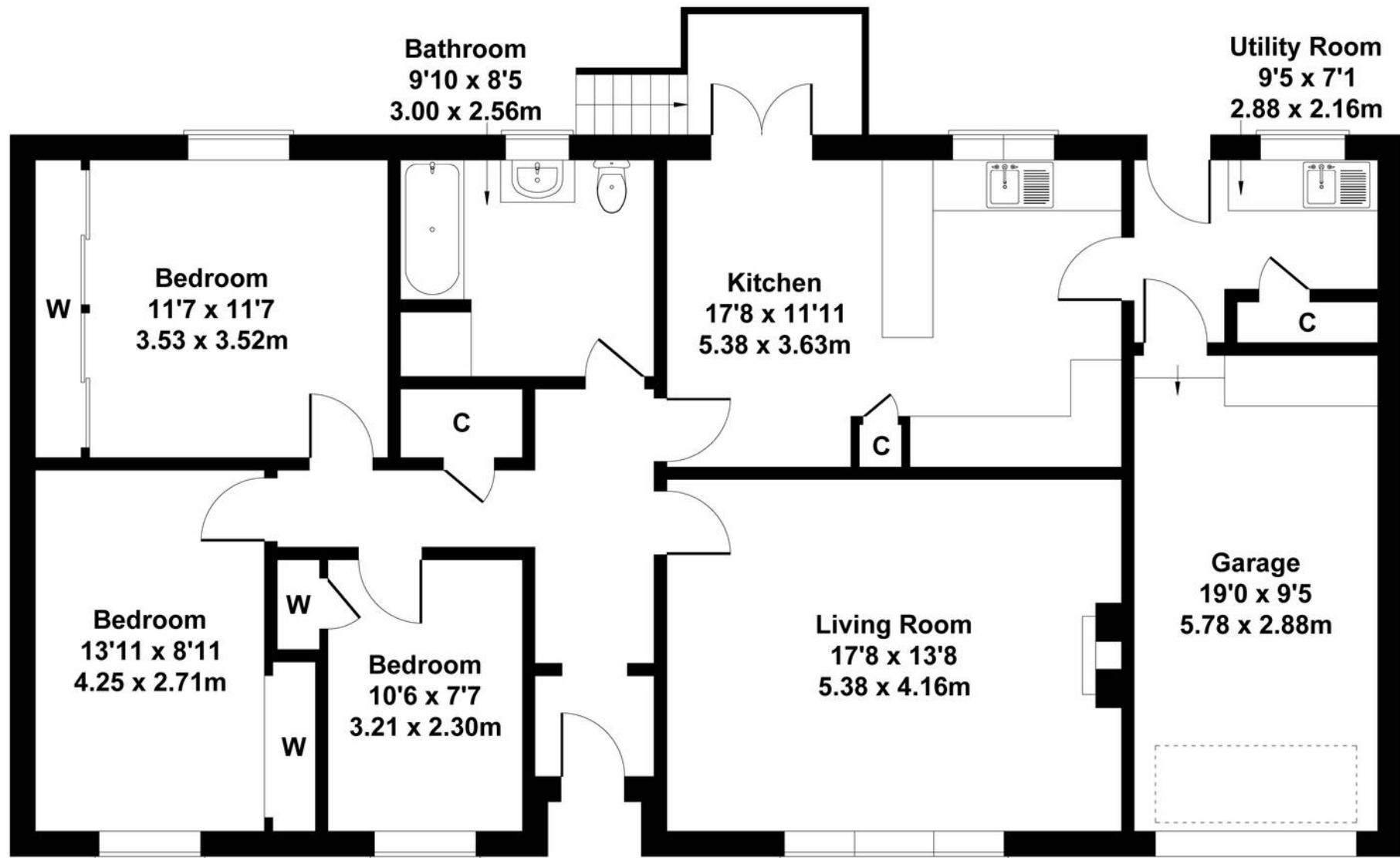






Bungalow

Approximate Gross Internal Area
1345 sq ft - 125 sq m



BUNGALOW

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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General Remarks & Stipulations

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.

Services: The septic tank is private and registered with SEPA.

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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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.