

Langholm
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**36 West Street,
Langholm**
DG13 0DU

Offers Over £90,000



This substantial stone-built end-terrace upper flat dating from the late 19th century offers a wonderful opportunity to acquire a beautifully presented three-bedroom home in the sought-after town of Langholm. Combining period character with modern comforts the property provides bright, spacious accommodation ideally suited to families, professionals or those looking for a peaceful home in a welcoming community. Accessed via its own entrance the property occupies the upper floors and immediately impresses with its generous proportions and abundance of natural light. At the heart of the home is a superb open-plan living space where the lounge, dining area and fitted kitchen blend seamlessly to create a stylish and sociable environment. Whether relaxing with family or entertaining guests this versatile space is perfectly designed for modern living. The accommodation includes three well-proportioned bedrooms each offering comfortable and flexible living arrangements. The family bathroom is finished to a high standard and benefits from both a full-sized bath and a separate shower cubicle providing practicality as well as luxury. Further enhancing the property's appeal are full double glazing and gas central heating throughout ensuring warmth, comfort and energy efficiency all year round. Situated within a quiet residential area the property enjoys an excellent location within easy walking distance of Langholm's wide range of local amenities including shops, schools, cafés, parks and community facilities. Surrounded by the beautiful countryside for which the Scottish Borders are renowned the home offers the perfect balance of town convenience and rural tranquillity. This attractive home is an ideal choice for first-time buyers, growing families, investors or those seeking a comfortable base in one of Dumfriesshire's most picturesque towns. Early viewing is highly recommended to fully appreciate the space, character and lifestyle this exceptional property has to offer.



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Entrance Hall
Stairs to first floor
Hallway
Living/Dining/Kitchen
Bathroom

Upper Floor
3 Bedrooms
Storage Cupboards

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.

Fixtures and Fittings

All blinds, curtains and floor coverings throughout the property are included in the sale price.

Services

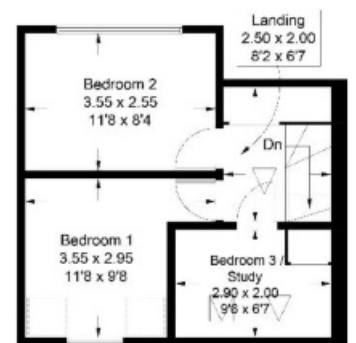
Mains water, electricity, gas and drainage.

EPC

C.

Council Tax

A.



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