

Langholm

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Inveresk, Riverside, Langholm, DG13 0DW

Offers Over £290,000



Enjoying an enviable position overlooking the River Esk, this charming detached bungalow is set within the picturesque town of Langholm and offers beautifully presented, versatile accommodation ideal for modern living. The property welcomes you with a bright and comfortable living room, complemented by a separate dining room, perfect for both everyday use and entertaining. A well-appointed shower room serves the ground floor, alongside two generously sized bedrooms providing flexible living arrangements.

At the heart of the home is a stylish modern kitchen, open plan to a cosy sitting area. French doors lead out to the front garden, allowing natural light to pour in and creating a seamless connection between indoor and outdoor spaces, ideal for relaxing or hosting guests. A practical utility area and a convenient cloakroom with toilet and wash hand basin further enhance the functionality of the home.

An open staircase leads to the converted attic, where a spacious lounge area or a third bedroom with its own en-suite offers a private and peaceful retreat, perfect as a principal suite or guest accommodation.

Externally, the property is equally impressive. The well-maintained garden features a patio area, attractive flower beds, and a lawn, providing a delightful setting to enjoy the surrounding scenery. A detached garage, complete with power and water supply benefits from an up-and-over electric door offering excellent storage and convenience. Fishing Rights on the River Esk is also included.

Combining a sought-after location with flexible living space and charming outdoor areas this unique home presents a rare opportunity to enjoy tranquil riverside living in one of Langholm's most scenic settings. Early viewing is highly recommended.



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Entrance Hall
Living Room
Dining Room
2 Double Bedrooms
Shower Room
Kitchen/Family Room
Utility/Cloak Room

Attic
Sitting Room/3rd Bedroom
Bathroom

Outside
Detached Garage
Garden
Patio Area

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, light fittings, carpets and floor coverings throughout the property are included in the sale price.

Services

Mains water, electricity, gas and drainage.

EPC

D.

Council Tax

D.



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