

**Langholm**

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# 11 Kirk Wynd Langholm

DG13 0JD

**Offers Over £175,000**



This impressive traditional stone-built mid-terrace property has recently undergone a complete renovation creating a stylish and energy-efficient home ready for immediate occupation. Combining traditional character with modern conveniences the property offers spacious and flexible accommodation over two floors.

The ground floor features a welcoming living room with an attractive open staircase leading to the first floor, a contemporary fitted kitchen with integrated appliances including a dishwasher, washing machine, fridge/freezer, oven, hob and extractor hood, a modern bathroom and a generous double bedroom providing excellent flexibility for family living or those seeking ground-floor accommodation.

On the first floor there are three further spacious bedrooms together with a newly installed shower room.

The extensive renovation works include full insulation to the walls and attic space, newly plastered rooms throughout, new windows, a complete electrical rewire and a new gas central heating system ensuring excellent comfort and efficiency.

Situated in a convenient central location just off the town centre of the popular town of Langholm, the property is within easy reach of local shops, amenities and services. To the rear an enclosed private courtyard offers a low-maintenance outdoor space ideal for relaxing, entertaining or al fresco dining.

This is a rare opportunity to acquire a substantial four-bedroom home that has been thoughtfully modernised throughout while retaining the charm and character of its traditional stone-built construction. Ideal for families, first-time buyers or those seeking a move-in-ready property in a desirable town-centre setting.



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Entrance Hall  
Livingroom  
Kitchen  
Bathroom  
Bedroom

First Floor  
3 Double Bedrooms  
Shower Room

Outside  
Enclosed Courtyard

#### 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, carpets and floor coverings throughout the property are included in the sale price together with the appliances in the kitchen.

#### Services

Mains water, electricity, gas and drainage.

#### EPC

C.

#### Council Tax

C.



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