

**Langholm**

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## 22 Drove Road

Langholm, DG13 0JW

**Offers Over £160,000**



This beautifully presented three-bedroom semi-detached property in Langholm is a must-see. In walk-in condition this is a home where you can simply turn the key, unpack, and start living. The ground floor is designed for flexible family living. The inviting living room serves as a peaceful retreat for evening relaxation, while the dining room offers a wonderful space for family meals or entertaining friends. If you need a third bedroom on the ground level this versatile room easily adapts to your needs. The modern galley kitchen is a chef's delight, thoughtfully fitted to maximize space and efficiency. Completing the ground floor is a stylish family bathroom, featuring both a bathtub and a separate shower cubicle.

Upstairs, you will find two large and airy double bedrooms. One of these rooms features a unique "bonus room" leading off it—an ideal space for a private dressing room, a quiet home office, or even a nursery. One of the standout features of this property is the detached double garage, not only does it provide secure parking, but it also boasts a substantial workshop below. This space offers endless possibilities that are rare to find in a town centre home.

The garden wraps around the front and side of the property with the hidden gem being a private patio area offering a secluded spot for summer BBQs or a quiet morning coffee while enjoying the fresh air. This is all situated within easy walking distance of Langholm town centre where you have a wonderful range of local shops, cafes, and amenities right on your doorstep.

Early viewing is highly recommended to appreciate the quality and unique features on offer.

# 22 Drove Road

Langholm, DG13 0JW

Offers Over £160,000

Upper Ground Floor  
Entrance Hall  
Master Bedroom (with Bonus Room off)  
Double Bedroom  
Stairs Down to Lower Ground Floor

Lower Ground Floor  
Hallway  
Living Room  
Dining Room/Bedroom 3  
Bathroom  
Kitchen

Outside  
Garden to Front and Side  
Double Garage and Workshop  
Storage Shed



## 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 integrated white goods in the Kitchen.

## Services

Mains water, electricity, gas and drainage.

## EPC

D

## Council Tax

C



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