

Langholm

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12 Mary Street

Langholm, DG13 0AL

Offers Over £85,000



12 Mary Street is a charming traditional stone-built end-terrace dwellinghouse dating from 1846 and situated within a desirable residential area of Langholm. Offering approximately 56 sq m of accommodation this attractive one-bedroom property combines period character with comfortable modern living and enjoys open views over the River Esk towards the Castleholm and Kilgreen. The property is conveniently located close to Langholm town centre providing easy access to a range of local shops, services and amenities, while the surrounding area offers attractive riverside and countryside scenery.

The accommodation is arranged over two floors. On the ground floor the property comprises a welcoming living room and kitchen with a rear door providing access to a shared rear yard where there is also a useful storage box.

The first floor provides a spacious bedroom together with a modern shower room. The property benefits from gas central heating and double glazing.

To the front residents have access to a communal garden/drying green providing useful outdoor space and adding to the appeal of this traditional property.

Viewing is highly recommended.



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Entrance Hall
Living Room
Kitchen

First Floor
Double Bedroom
Shower Room

Outside
Communal Rear Yard
Storage Box
Communal Garden/Drying 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, carpets and floor coverings throughout the property are included in the sale price

Services

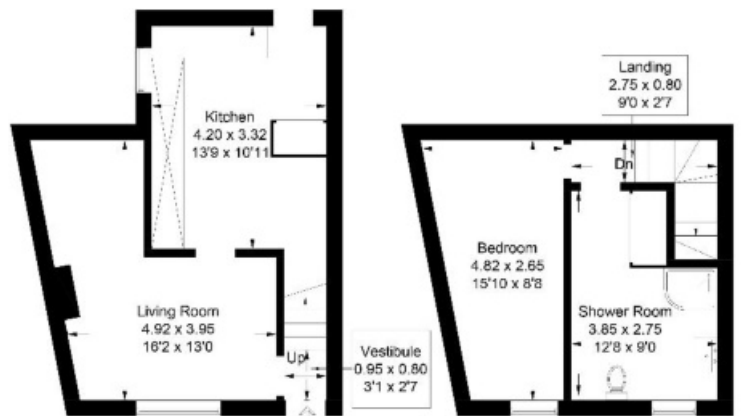
Mains electricity, gas, water and drainage.

EPC

D.

Council Tax

A.



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