



21 Holmwood Drive, Langholm, DG13 0PX

Offers Over £110,000

**C&D Rural**

## 21 Holmwood Drive, Langholm, DG13 0PX

- Three bedroom bungalow including converted attic bedroom
- Two double bedrooms on ground floor, one with built-in wardrobes
- Spacious kitchen with dining area and back door to garden
- Spacious living room with laminate flooring and gas fire
- Family bathroom with electric shower over bath
- On-street parking
- Gas central heating with new radiators in 2023
- Large rear garden with greenhouse, summerhouse and two sheds
- No onward chain

Two/three bedroom detached bungalow with private gardens, gas central heating and on-street parking.

**Council Tax band:** B

**Tenure:** Heritable Title

**CD Rural**



21 Holmwood Drive is a spacious and versatile detached bungalow with two generous double bedrooms on the ground floor, spacious kitchen with dining area, bright living room with gas fire, converted loft bedroom and private gardens. The bungalow is constructed of non-standard construction and therefore may not be suitable to buyers who require a mortgage. The internal walls were all replaced by the current owner.

### **The Accommodation**

The front door welcomes a spacious hallway with doors leading to each of the bedrooms, bathroom and lounge. There is a useful storage cupboard in the hallway and stairs to access the converted roof space which offers an attic room with heating and Velux window. There is a wall hatch to access the remainder of the roof space which is boarded. Both bedrooms downstairs are a comfortable double with the rear bedroom benefiting from built-in wardrobes.

The living room is lovely and bright, with dual aspect windows to the front, laminate flooring and a gas fire with back boiler. The family bathroom is complete with a bath with electric shower over, WC, towel rail and hand wash basin. It is finished with water-proof wall and ceiling panelling.

The kitchen is fitted with solid floor and wall units with wooden worktops with tiled wall splashback and incorporating a composite sink with mixer tap. There is ample storage space and plumbing for a washing machine. There is a back door which provides easy access to the rear garden.



Externally there is a section of garden at the front of the property, principally laid with grass and bedding. The front door is accessed via steps from the main road and the path extends to both sides of the property. At the rear of the property you'll find a generous, private garden comprising of a patio, lawn, greenhouse, summerhouse, timber shed and outbuilding. The garden requires little maintenance and is perfect for those who wish to potter about. The plot is well fenced and secure for buyers with pets. There are also several woodland walks nearby and a bus which travels into the town several times per day.

### Location Summary

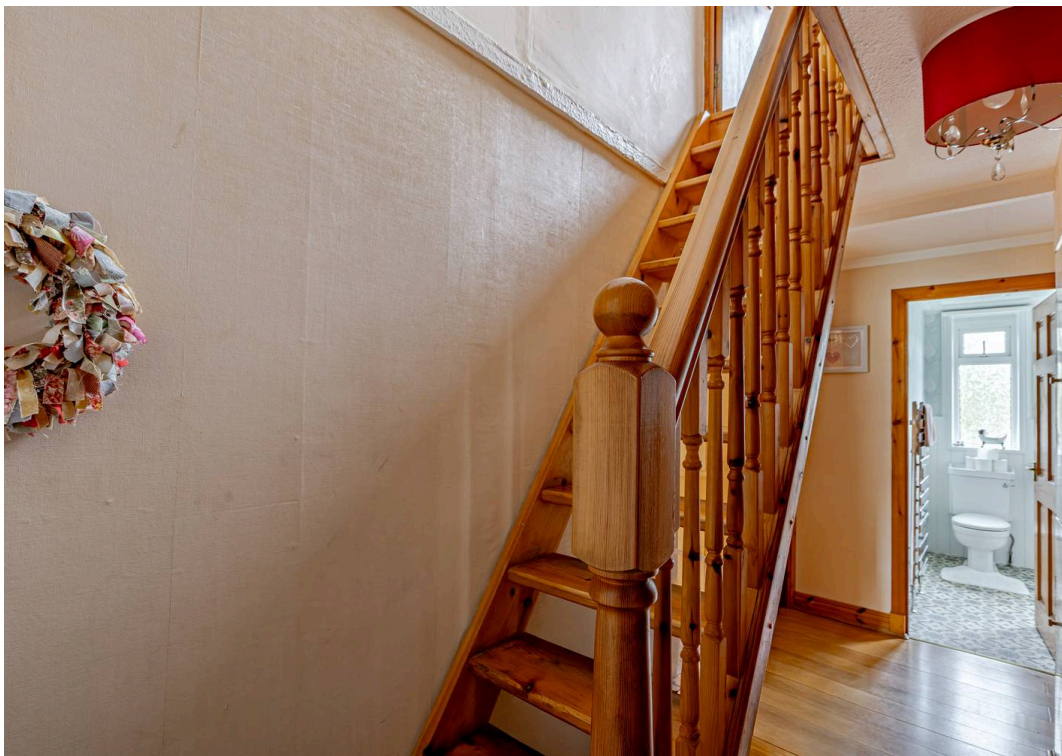
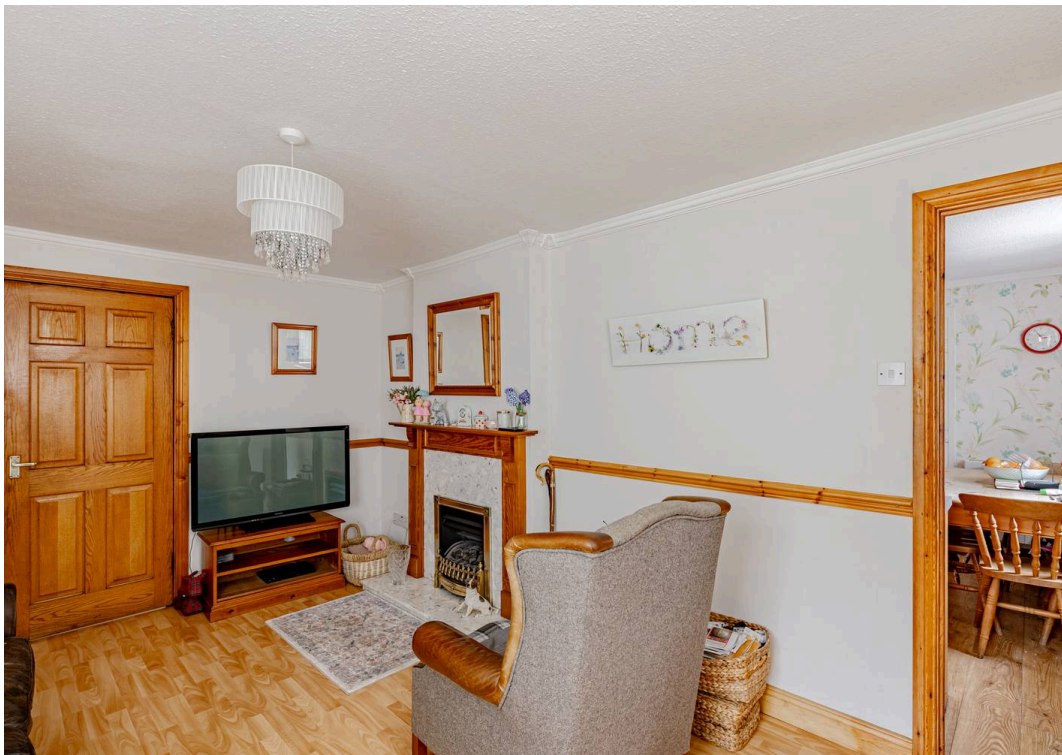
21 Holmwood Drive is located in the centre of Langholm. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well known for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course and both primary and secondary schools.

Most required amenities are also available in the City Centre of Carlisle to include wider range of shops, access to the M6 and the mainline trains. There are also further amenities and transport links in Lockerbie, approximately 13 miles away. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.

### What 3 Words

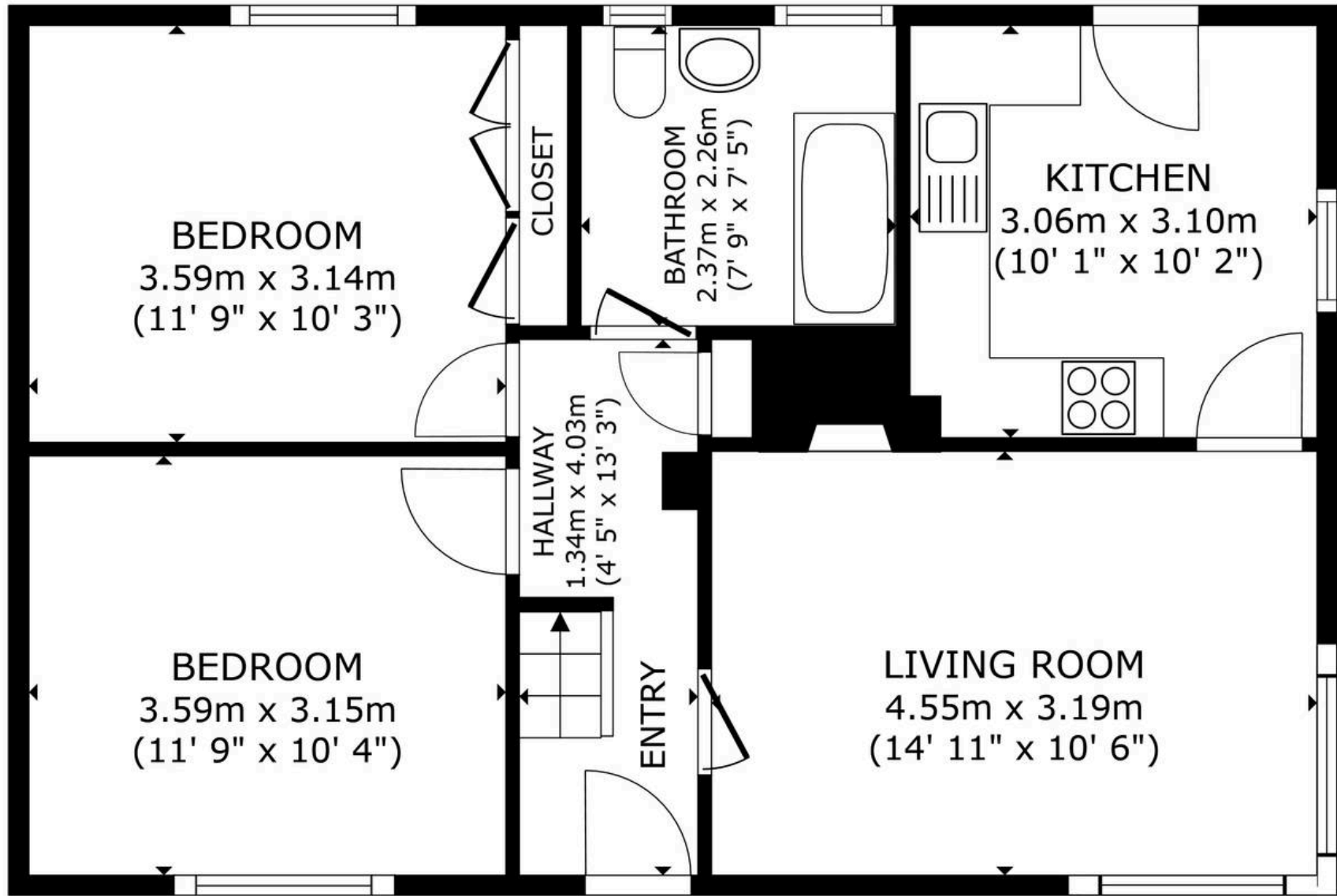
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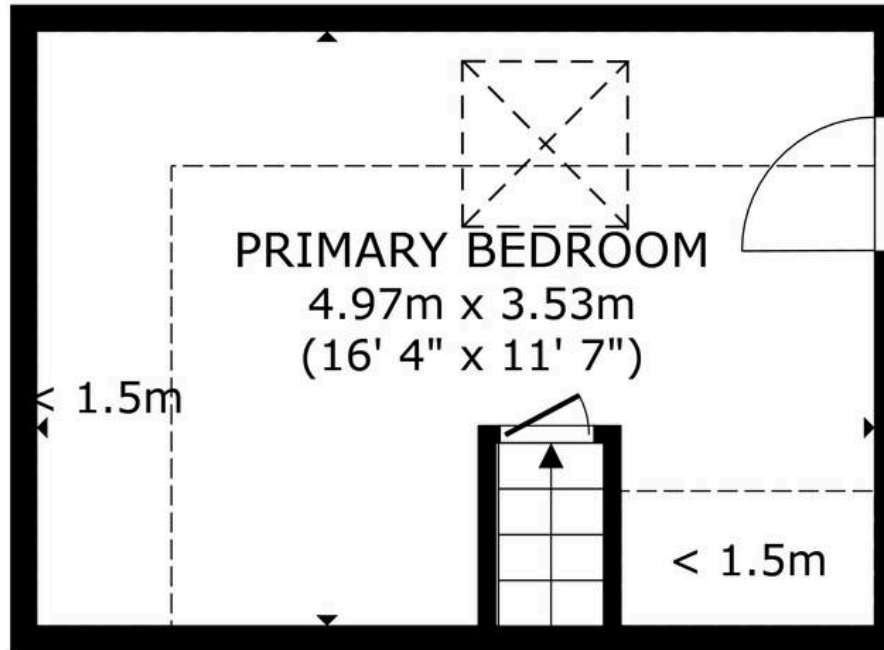






FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 61.9 m<sup>2</sup> (666 sq.ft.) FLOOR 2 10.2 m<sup>2</sup> (109 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 7.4 m<sup>2</sup> (79 sq.ft.)  
 TOTAL : 72.1 m<sup>2</sup> (776 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 61.9 m<sup>2</sup> (666 sq.ft.) FLOOR 2 10.2 m<sup>2</sup> (109 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 7.4 m<sup>2</sup> (79 sq.ft.)  
TOTAL : 72.1 m<sup>2</sup> (776 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## General Remarks & Stipulations

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Services:** 21 Holmwood Drive is serviced by mains water supply, mains electricity, mains drainage and gas central heating via back boiler.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates- arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

# C&D Rural

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