

Langholm

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Park House, 5 South Hermitage Street

Newcastleton, TD9 0QR

Offers Over £210,000



Park House is a bright and spacious end-terrace stone-built dwellinghouse ideally situated in the popular village of Newcastleton. Offering generous accommodation over two floors the property combines traditional character with practical modern features.

The ground floor opens into a particularly spacious entrance hallway featuring attractive mosaic flooring. There are two reception rooms including one with double-aspect windows providing excellent natural light together with a well-proportioned double bedroom.

The large fitted kitchen includes a range cooker and incorporates a generous dining area with a wood-burning stove, creating a warm and inviting space for family meals and entertaining. French doors provide direct access to the rear garden.

A rear door leads to a useful enclosed yard with covered storage, benefiting from electricity and water. Wooden steps lead to a mezzanine level offering versatile additional space suitable for storage, a home office or hobby area. Upstairs in the property there are two further large double bedrooms, one benefiting from attractive double-aspect windows. A modern family bathroom completes the accommodation featuring a jacuzzi bath, separate shower, wash hand basin and WC.

Outside the fully enclosed rear garden is predominantly gravelled and includes a patio area and off-street parking. Double gates provide access to the rear lane adding further convenience. The property benefits from oil-fired central heating and full double glazing making this an attractive and versatile home with excellent space, character and outdoor facilities.



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Entrance Hall
Living Room
Sitting Room
Bedroom 1
Dining/Kitchen

First Floor
Landing
Bedrooms 2 & 3
Family Bathroom

Outside
Fully enclosed patio and gravelled parking area
Enclosed rear yard
Covered storage area with mezzanine

Situation

The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities, leisure facilities and a well-regarded primary school as well as a wealth of community spirit and functions - inclusive of 'Copshaw Festival'. A few miles from the border with England, on the Liddel Water, is the site of Hermitage Castle, a historic site which attracts tourists throughout the year and is open seasonally. Newcastleton is 10 miles east of Langholm, 17 miles south of Hawick, 24 miles north of Carlisle and 74 miles south of Edinburgh.

Fixtures and Fittings

All curtains, blinds, carpets and floor coverings throughout the property are included in the sale price together with the white goods in the kitchen.

Services

Mains water, electricity and drainage. Oil fired central heating.

EPC

E.

Council Tax

D.



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