



2 Kemrabank, Westerkirk, Langholm, DG13 0NZ

Offers Over £265,000

CD Rural

2 Kemrabank, Westerkirk, Langholm, DG13 0NZ

- Three bedroom semi-detached house
- Traditional stone construction
- Spacious kitchen with double French doors to patio
- Two reception rooms
- Flexible third bedroom on the ground floor
- Oil central heating
- Off-street parking and detached garage
- Generous gardens to the side and rear
- Lovely countryside views

Traditional stone constructed three bedroom semi-detached house within a generous 0.3 acre plot of grounds.

Council Tax band: C

Tenure: Scottish Heritable Title

EPC Rating: D



Nestled in the Eskdale valley only a few miles outside the historic town of Langholm, 2 Kemra Bank is charming three bedroom semi-detached stone cottage with beautiful views of Little Hill, a historical Iron Age landmark. The property provides a flexible three bedroom accommodation within a generous plot of approximately 0.3 acres including sizeable front and side gardens, a selection of outbuildings and detached garage. The property would be perfect for those looking to escape to the country but benefit from local amenities only a few miles away.

The Accommodation

This beautiful stone constructed building briefly comprises two reception rooms, kitchen, utility, dining room, two double bedrooms on the first floor and a family bathroom. The main living room features a beautiful traditional fireplace with marble surround and traditional style barn doors which are present throughout. The second reception is currently used as a dining room but would also serve as a third bedroom with convenient access to the family bathroom on the ground floor. The family bathroom is clean and crisp, boasting a three piece suite with mains fed shower over bath, and tastefully decorated walls including partial white tile splashback around the bath and sink.

There is a unique man-made archway from the dining area/study which flows through to the kitchen located at the rear of the property. The kitchen is fitted with a range of white floor and wall units with black wooden worktops incorporating a black 1.5 bowl composite sink, electric Logik oven and four ring gas hob. The kitchen is bright and airy, with pleasant views of the rear gardens and woodland. There is a useful utility room situated just off the entrance hall. On the first floor there are two generous double bedrooms, with the largest on the front elevation boasting exceptional views across Eskdale Valley.



Externally the property features a low maintenance garden at the front and large garden to the side of the house predominantly laid with grass. The front garden features a lovely pond and a variety of mature plants and shrubbery. A driveway off the main road gives vehicular access to the detached garage, outbuildings and parking area. There is a large section of lawn at the rear of the property. For keen gardeners, there is plenty of scope to landscape the gardens further or create a lovely outdoor setting for enjoying the outdoors.

Location Summary

2 Kemra Bank is situated on the B709, which runs through Eskdale from the popular town of Langholm to Eskdalemuir. The road follows the River Esk with hills rising on either side with extensive areas of forestry. This is an excellent area for exploring the upland areas of Dumfriesshire and into the Scottish Borders with many fine walks available together with much wildlife and ideal for country pursuits. There are excellent local facilities in Langholm to include a good range of shops, supermarket, primary and secondary schools, sport and leisure facilities together with a theatre. 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.

Directions

Langholm is situated on the A7 north of Junction 44 of the M6 at Carlisle as for the enclosed location plan. From Langholm take the B709 signposted to Eskdalemuir and proceed out of the town for approximately 3 miles and the property is on the right hand side.

What 3 Words

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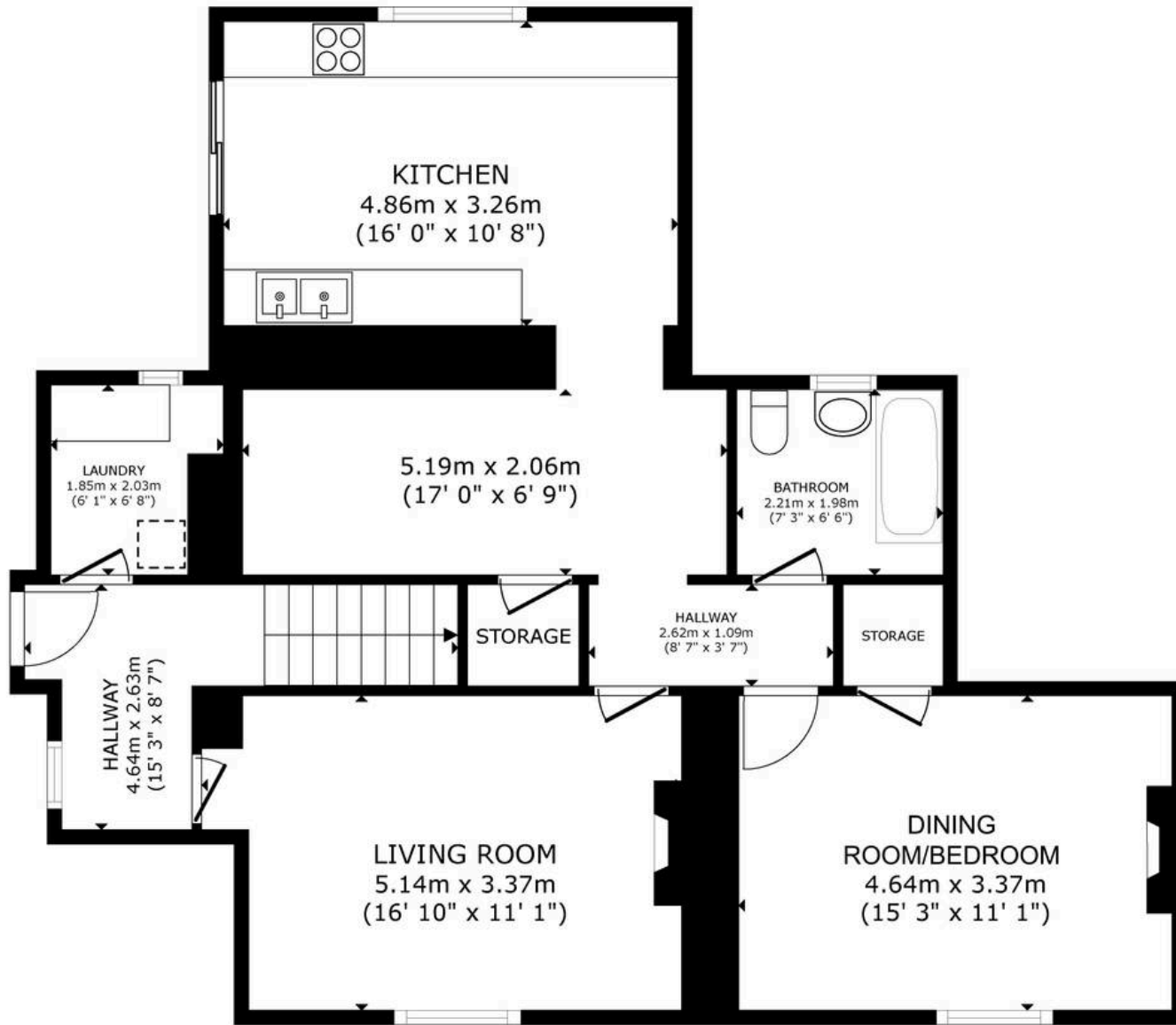




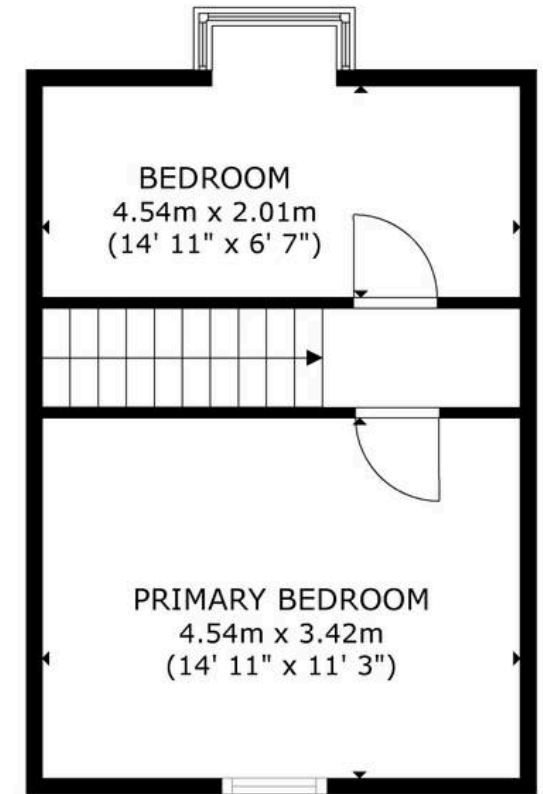








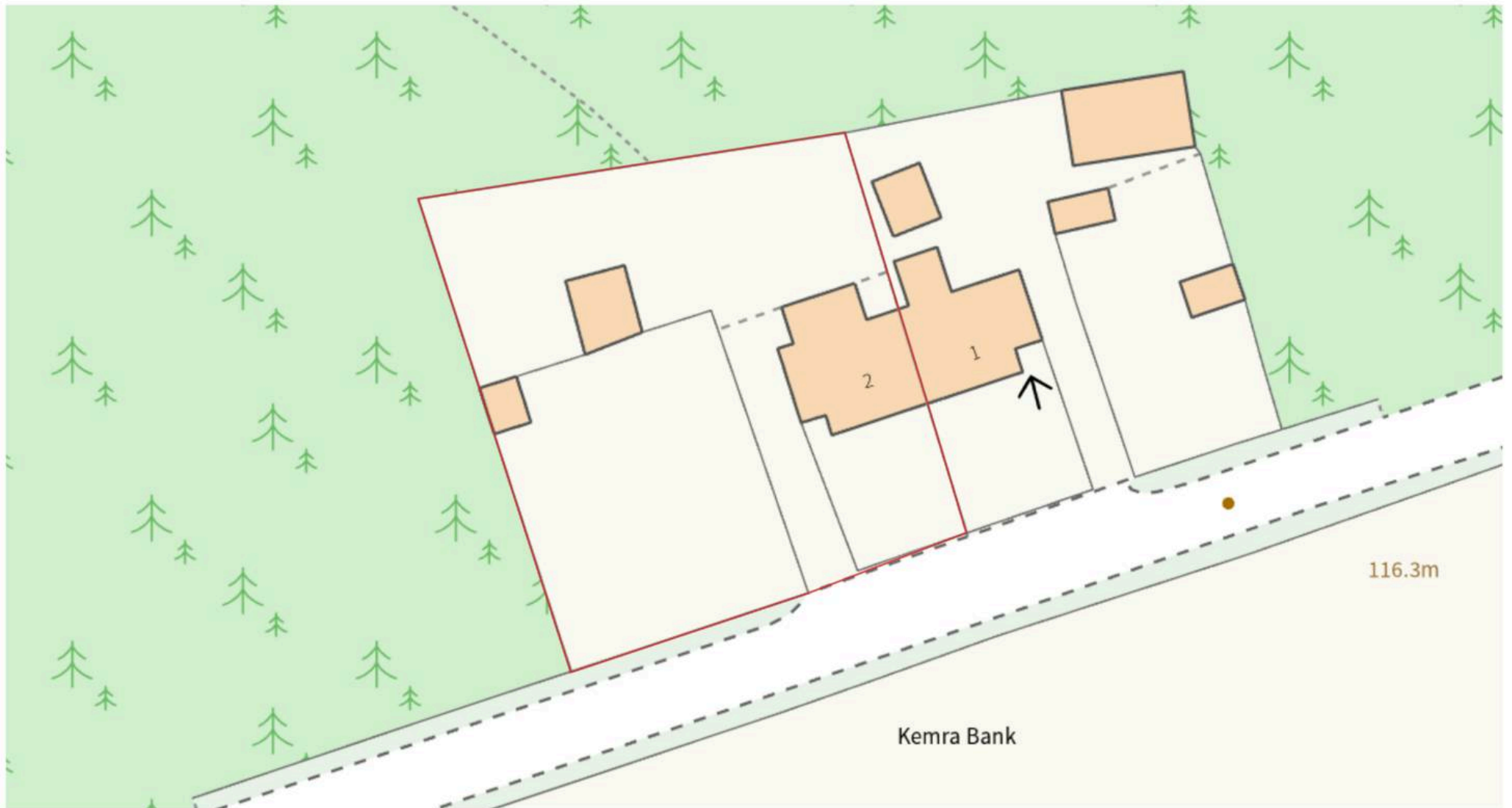
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 86.9 m² (936 sq.ft.) FLOOR 2 30.5 m² (328 sq.ft.)
 TOTAL : 117.4 m² (1,264 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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: The septic tank is private and registered with SEPA. The water is supplied from a spring on the hill and has recently been tested for purity. Copies of the certification are available on request.

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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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.

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.