

**Langholm**

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## 44 Henry Street

Langholm, DG13 0AS

**Offers Over £75,000**



Situated in the charming town of Langholm this well-presented and carefully maintained double upper flat offers spacious and versatile accommodation over two levels. The first floor comprises a bright and welcoming living room which flows seamlessly through to a dining area creating an ideal space for both relaxing and entertaining. A separate modern kitchen is fitted with contemporary units and provides ample storage and workspace. A stylish shower room completes this level. On the upper floor there are two generously proportioned bedrooms both benefiting from built-in wardrobes ensuring excellent storage solutions. Further benefits include double glazing and gas central heating supported by a brand new gas boiler providing comfort and efficiency. Externally the property enjoys access to a large communal garden perfect for outdoor enjoyment along with a useful under stairs storage shed. Offering a blend of comfort, practicality and attractive presentation this property will appeal to a wide range of buyers and represents an excellent opportunity in a desirable location.



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Steps up to Entrance Door  
Hallway  
Shower Room  
Living Room  
Dining Room  
Kitchen

First Floor  
2 Double Bedrooms

Outside  
Communal Garden  
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, curtains, carpets and floor coverings through out the property are included in the sale price together with the dining table, chairs and unit in the dining room and the white goods in the kitchen.

#### Services

Mains water, electricity, gas and drainage.

#### EPC

C.

#### Council Tax

B.



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