

Langholm

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**50 Waverley Road,**  
Langholm, DG13 0EA

**Offers Over £170,000**



This four bedroom newly refurbished mid-terrace home combines contemporary styling with charming original features to create a beautifully presented family property. The ground floor offers a stylish living room with French doors opening into a spacious open-plan dining area and modern fitted kitchen separated by a breakfast bar, ideal for modern living and entertaining. Wood flooring runs throughout the ground floor enhancing the bright and cohesive feel of the space. A contemporary shower room includes a large shower cubicle with mains-powered shower, WC, wash hand basin and useful under-stairs storage cupboard. Upstairs the first-floor landing leads to three bedrooms, two of which benefit from built-in wardrobes. The family bathroom features a freestanding bath, WC, and bowl-style wash hand basin complemented by exposed original stone walls which add character and warmth. Further stairs lead to a fully boarded large attic room/bedroom offering excellent additional space with potential for further decoration or development. The property also benefits from full double glazing and gas central heating throughout. Externally there is a fully enclosed front garden finished with patio slabs and artificial grass for low-maintenance outdoor enjoyment along with a single brick-built garage with up-and-over door.



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Entrance Hall  
Living Room  
Kitchen  
Dining Room  
Shower Room

First Floor  
3 Bedrooms  
Bathroom  
Storage Cupboard  
Stairs to Large Attic Room

Outside  
Fully Enclosed Garden  
Single Garage

### 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 water, electricity, gas and drainage.

### EPC

D.

### Council Tax

B.



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