

Langholm

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15 Thomas Telford Road

Langholm, DG13 0AP

Offers Over £120,000



Beautifully presented and full of character, this attractive stone-built double upper flat offers spacious and versatile accommodation arranged over two levels, ideally suited to first-time buyers, professionals, or those seeking a charming home with generous living space.

The property is accessed via a well-maintained communal entrance and staircase and further benefits from a useful private storage room, ideal for bicycles, outdoor equipment, or additional household storage.

Entered through a welcoming hallway, the accommodation opens into a bright and generously proportioned living room featuring two large windows that flood the room with natural light, together with a charming living flame gas fire set within an attractive wooden surround, creating a warm and inviting focal point.

The property also benefits from a well-appointed fitted kitchen offering ample storage and workspace, while the newly refurbished bathroom has been finished to a modern standard and comprises a bath with shower over. A staircase leads to the upper floor where there are two spacious double bedrooms. The rear bedroom provides comfortable accommodation, while the impressive principal bedroom to the front enjoys the added luxury of an en-suite shower room and a walk-in wardrobe, creating an ideal private retreat.

Externally, there is a fully enclosed rear garden providing a delightful outdoor space, perfect for relaxing, entertaining, or gardening.

Combining charming period character with modern comforts and generous accommodation throughout, this appealing home presents an excellent opportunity in a desirable setting. Early viewing is highly recommended.



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Entrance
Communal Stairs
Storage Room

First Floor Landing
Entrance Hall
Living Room
Kitchen
Bathroom

2nd Floor
Bedrooms 1 & 2
En-suite Shower Room
Walk-in Storage Room

Outside
Fully Enclosed Garden and Patio

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 throughout the property are included in the sale price.

Services

Mains water, electricity, gas and drainage.

EPC

D.

Council Tax

C.



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