



BANNERMANBURKE

PROPERTIES LIMITED



23 Academy Place, Langholm, DG13 0BA

Offers In The Region Of £100,000



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■ ENTRANCE PORCH ■ HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ DOUBLE GLAZING ■ ENCLOSED REAR GARDEN ■ EPC RATING D

This two bedroom mid terraced property offers well proportioned accommodation and represents an excellent opportunity for buyers looking to put their own stamp on a home. Benefiting from gas central heating, double glazing, and a pleasant rear garden, the property enjoys a convenient location overlooking the square to the front and the school, play park, and garden to the rear. This property would make an ideal first time purchase, investment opportunity, or family home.

The Town

The town of Langholm in Dumfriesshire (The Muckle Toon) is a town of over 2,200 inhabitants, situated 19 miles North of Carlisle on the main A7 between Edinburgh and Carlisle. Nestling amid some of the finest scenery in South Scotland, Langholm and its surrounding communities of Canonbie and Eskdalemuir, provide a natural base to work, live and visit. There are good bus links to both Carlisle and Edinburgh on the X95/95 from the town of Langholm and there is a selection of independent shops and restaurants in the town with both a primary and secondary school available. The Buccleuch Centre is a venue that attracts artists from across the globe and also hosts farmers markets and antiques fairs.

Travel

Hawick 24 miles Newcastleton 11 miles Carlisle 20 miles
Edinburgh 73 miles

The Property

Entrance to the property is via a composite uPVC door into a glazed

vestibule leading to the hallway, where an understairs cupboard provides useful storage and houses the electricity meter and consumer unit. Access from here is to the kitchen, sitting room and stairs leading to the upper level.

The spacious dual aspect living room spans the length of the property and is filled with natural light, thanks to windows on both the front and rear elevations. The main focal point is a fireplace with electric fire and the room is decorated with neutral décor, and carpet flooring.

To the rear, the kitchen is fitted with a range of wall and base units, a stainless steel sink, and has space for a freestanding cooker and washing machine. The adjoining dining area is open plan, creating a sociable family space with a large window overlooking the rear garden. A double glazed door leads into the lean-to and out to the garden.

Upstairs, the front facing bedroom enjoys views over the square and includes a built in wardrobe with mirrored sliding doors, while another built in wardrobe conceals the Worcester gas boiler (installed in 2017). The second bedroom overlooks the rear garden, play park, and school and is finished in neutral décor with carpeted flooring.

The bathroom comprises a corner shower supplied from the combi boiler, WC, and wash hand basin and is finished with floral wallpaper and carpet to floor.

While some updating and cosmetic modernisation would enhance the property, it provides a solid home with spacious accommodation and excellent potential.

Room Sizes

SITTING ROOM 3.11 x 6.27

DINING KITCHEN 4.87 x 3.11

BEDROOM 4.0 x 3.10

BEDROOM 3.10 x 3.59

SHOWER ROOM 2.11 x 1.82

Externally

To the front, the property has a low maintenance garden which is laid with decorative gravel and is bounded by fencing. The private rear garden enjoys a sunny position and is bounded by fencing and flower beds and is laid with decorative gravel and a small patio area.

Directions

What3words///areas.rolled.testers

Entering Langholm from the North, take a right across the Thomas Telford Road and continue forward. At the end of the road, take a left onto Eskdail Street and Academy Place is located on the right hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	78
Scotland	EU Directive 2002/91/EC	

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