

8 Rosevale Street, Langholm, DG13 0DS

Offers Over £105,000

C&D Rural

8 Rosevale Street, Langholm, DG12 0DS

Langholm

- 3 bedrooms
- Kitchen and dining area
- Gas central heating
- Double glazed throughout
- Presented in move in condition
- Adjoining property also available for purchase
- Located within walking distance of Langholm town centre
- No onward chain

A spacious and well presented terraced townhouse offering comfortable accommodation over multiple levels, ideal for first time buyers, families or investors.

Council Tax band: B

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: D

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This is a well proportioned three bedroom mid-terraced townhouse situated in the heart of Langholm, offering spacious and flexible accommodation arranged over three floors. Decorated in fresh neutral tones throughout and presented in good order, the property benefits from gas central heating, double glazing and the added advantage of no onward chain. Ideally suited to first time buyers, investors or those seeking a conveniently located home close to local amenities, the property also presents a unique opportunity as the adjoining property is available for purchase separately, making it particularly appealing for multi-generational living or investment purposes.

Accommodation:

A welcoming entrance hall provides access to the ground floor accommodation, with the staircase rising to the upper floors. To the front of the property is the living room, a bright and comfortable space enjoying a large window which allows an abundance of natural light to flood the room. Grey carpeting, which continues through much of the property, creates a cohesive feel throughout.

To the rear lies the spacious kitchen and dining room, providing ample room for both everyday dining and entertaining. Finished with wood effect flooring, the room enjoys an airy feel and is fitted with a range of wall and base units and tiled splashbacks. Integrated appliances include an electric oven, hob and extractor hood, with additional space available for freestanding white goods.



A rear door provides access to a small decked area with steps down to the shared alleyway and the communal bin store. Two useful cupboards are also available, one housing the boiler and the other offering excellent general storage.

The first floor accommodation comprises two double bedrooms and the family bathroom. The principal bedroom enjoys a front facing aspect with pleasant views towards the surrounding hills and benefits from an adjoining box room, offering versatility as a dressing room, home office or nursery. The bathroom is fitted with a white suite comprising WC, wash hand basin, bath with shower positioned above, a towel rail and tiled wall finishes.

A second staircase, featuring attractive cast iron balustrades, leads to the upper floor where a landing with velux window provides access to the third bedroom. Situated within the eaves, this room offers an additional double bedroom, guest accommodation or hobby space.

Externally, access can be gained to the rear of the property via a shared alleyway, they is also a bin store area available.

Location Summery

Langholm is a charming market town in Dumfries and Galloway, set within the scenic Esk Valley and surrounded by rolling countryside. The town offers a range of local amenities, including shops, cafés, schools, leisure facilities and community services. With beautiful countryside on the doorstep and good road links to Dumfries, Carlisle and the Scottish Borders, Langholm provides an attractive setting for those seeking a quieter lifestyle while remaining within easy reach of larger towns and cities. Langholm has a Primary and Secondary school just a short walk from the property.

What3words

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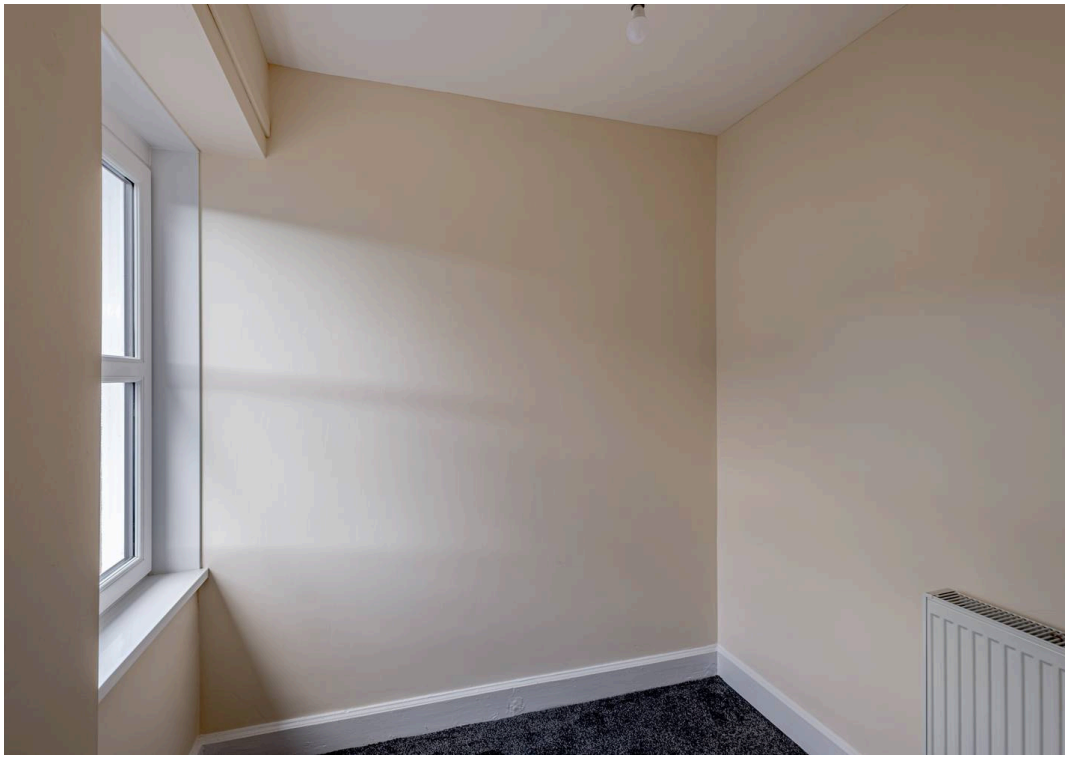




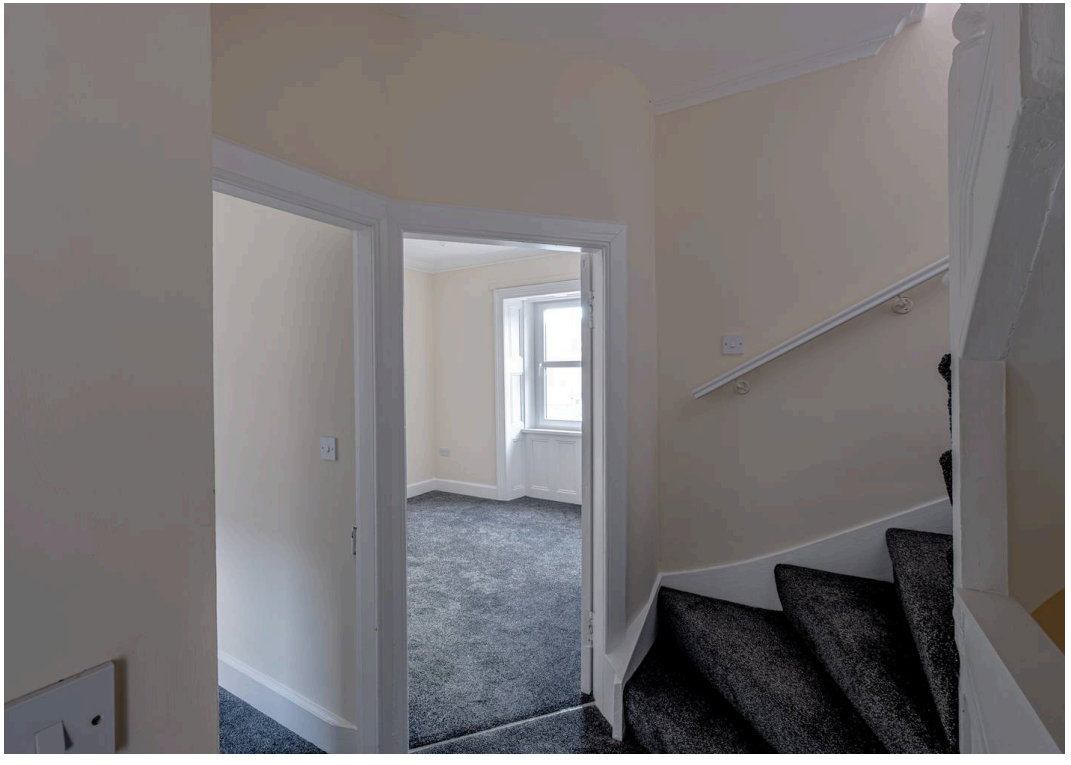








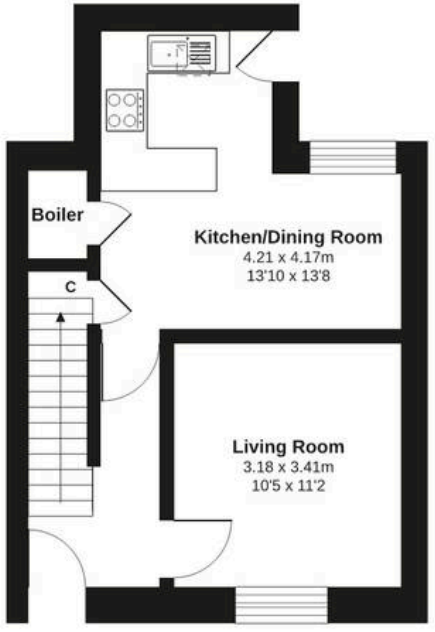




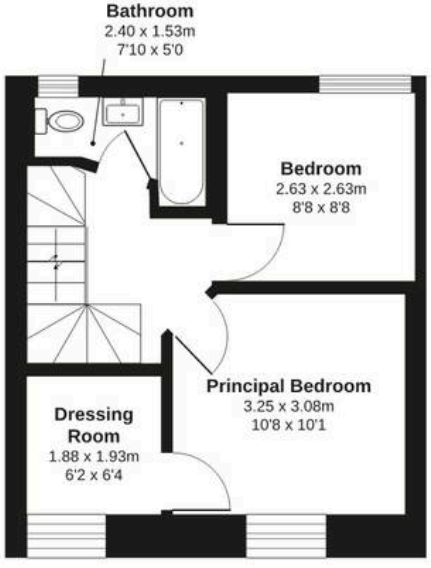


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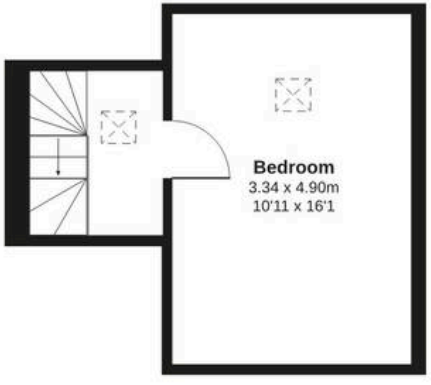
Approximate Gross Internal Area
87 sq m / 940 sq ft



GROUND FLOOR
35 sq m / 377 sq ft



FIRST FLOOR
31 sq m / 337 sq ft



SECOND FLOOR
21 sq m / 226 sq ft

For illustrative purposes only. Not to scale. All measurements, areas and the positions of doors, windows and fittings are approximate and should not be relied upon.

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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 property is served by mains drainage, water and gas.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

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.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

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.