



26 Holmwood Drive, Langholm - DG13 0PX

Offers Over £120,000

C&D Rural

26 Holmwood Drive

Langholm, DG13 0PX

- Three double bedrooms
- No onward chain
- Ideal for first time buyers or investors
- Fully boarded loft with Velux windows
- Kitchen diner
- Patio to rear and lawned garden
- Gas central heating

Spacious three bedroom end terraced property in Langholm, with gardens, loft space and on street parking. Offering generous accommodation with potential for modernisation and redecoration.

Council Tax band: B

Tenure: Heritable

EPC Energy Efficiency Rating: D

C&D Rural



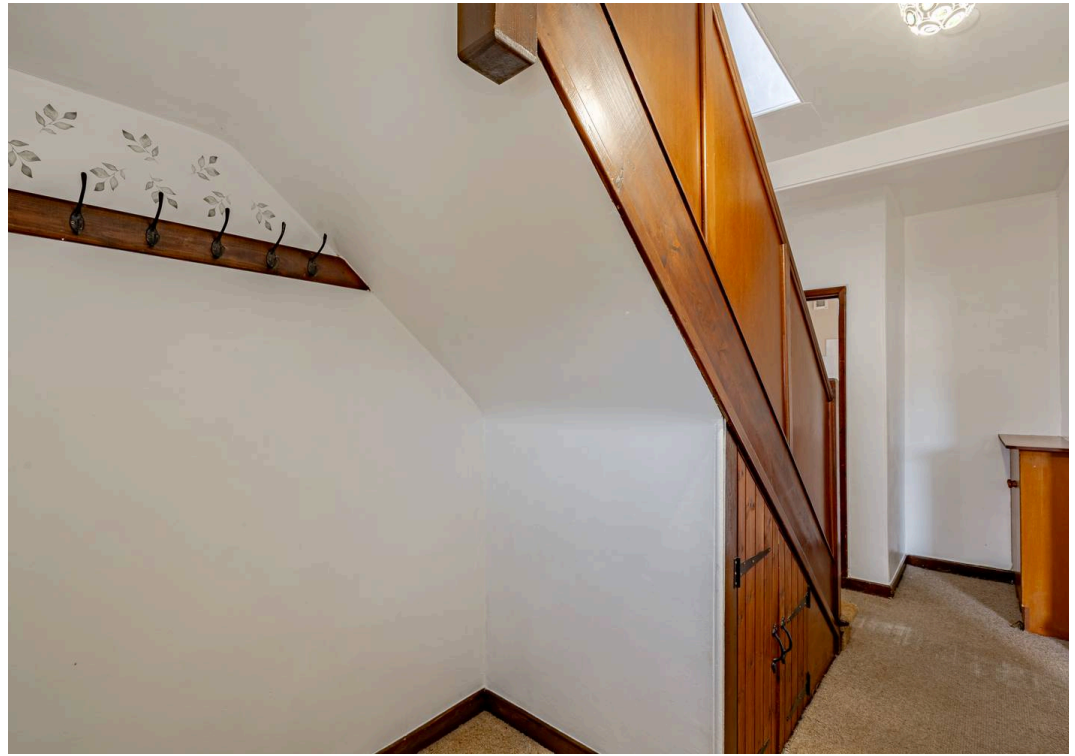
Accommodation

26 Holmwood Drive is a spacious three-bedroom end-terrace property situated in the popular town of Langholm. The property benefits from a front garden, on-street parking, and a patio with an elevated private garden to the rear.

Upon entering the property, you are welcomed into a convenient entrance area, providing useful space for coats and shoes. The hallway leads through to the bright and spacious living room, which features built-in shelving and a gas fire which is currently disconnected. The living room also provides access to the kitchen.

The kitchen offers a good range of built-in storage and has space for a cooker, dishwasher and washing machine. There is also room for a dining table, making this a practical space for family meals and entertaining. A door from the kitchen provides access to the rear of the property.





At the bottom of the stairs is the family bathroom, fitted with a bath and shower, wash hand basin, WC and heated towel rail.

Upstairs, the property offers three bedrooms. The first double bedroom is located to the front of the property and benefits from plenty of natural light and built-in wardrobes. The second bedroom is also a generous size and features built-in wardrobes.

The third bedroom is situated to the rear of the property and provides access to the fully boarded loft space. The loft benefits from Velux windows and offers lovely views across the surrounding fields.







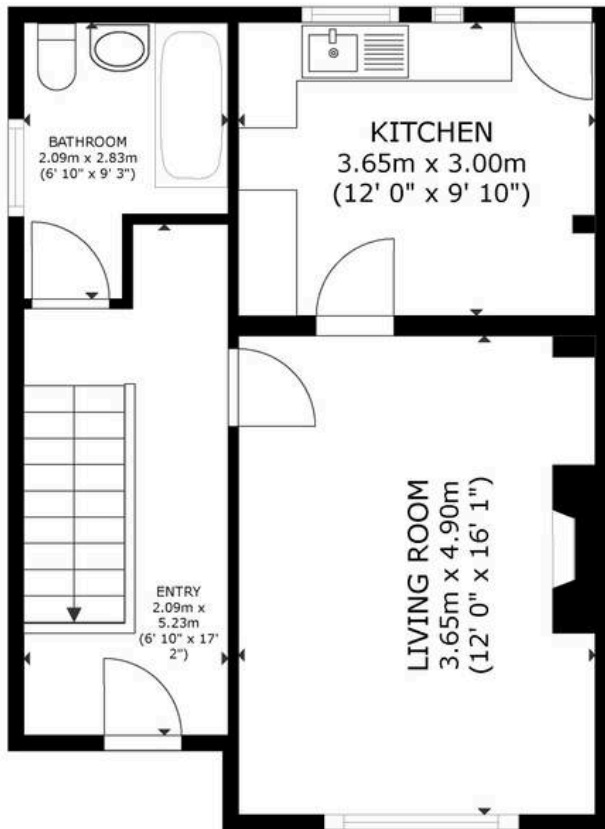
Externally, the front garden is laid mainly to lawn, with steps leading up to the front entrance. To the rear, there is a patio area with shared steps leading to a private elevated garden, along with a useful garden shed and store.

Location Summary

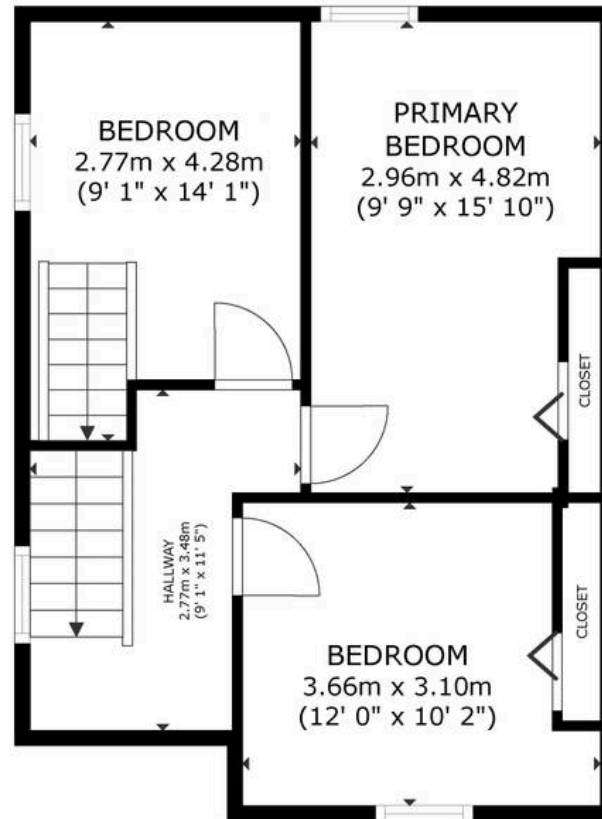
Langholm is a charming market town in Dumfries and Galloway, set within the scenic Esk Valley and surrounded by rolling countryside. The town offers a range of local amenities, including shops, cafés, schools, leisure facilities and community services. With beautiful countryside on the doorstep and good 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.



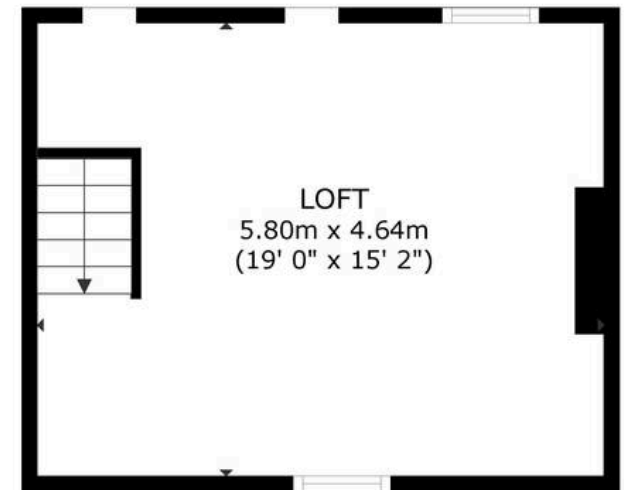




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 45.6 m² (491 sq.ft.) FLOOR 2 45.1 m² (485 sq.ft.) FLOOR 3 26.9 m² (289 sq.ft.)
 TOTAL : 117.5 m² (1,265 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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](https://instagram.com/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.