

**Langholm**

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## 2 Kemra Bank, Westerkirk

Langholm, DG13 0NZ

**Offers Over £280,000**



If you've been dreaming of a life where the first things you see in the morning are rolling hills and open skies then this delightful semi-detached dwellinghouse offers that perfect blend of peaceful rural living and modern comfort. When you step inside you'll immediately feel the warmth of a property that has been well-loved. The layout is thoughtfully designed to grow with you. The ground floor features two inviting reception rooms complemented by a practical kitchen and a well-appointed bathroom. Uniquely, this property offers a flexible bedroom on the ground floor, ideal for those seeking single-level living or a quiet home office. Upstairs, you'll find two further bright and airy bedrooms each offering elevated views of the surrounding countryside.

While the setting feels wonderfully remote the property is situated just three miles from the town of Langholm on the scenic B709 road. The home is equipped for modern life with full double glazing and oil-fired central heating so you'll stay snug and warm regardless of the Scottish weather.

For those with a green thumb or a hobby that needs space, the exterior is where this property truly shines. The expansive garden is a canvas for your imagination—whether you dream of a vegetable patch, a safe play area for children, or simply a spot to sit and watch the sunset. The inclusion of a garage and various outbuildings provides ample storage for tools, bikes, or even a workshop for your creative projects.

Just a short five-minute drive away, the "Muckle Toon" of Langholm provides everything you need. From the local primary and secondary schools to a friendly selection of shops, traditional pubs, and charming cafés, there is a vibrant community waiting to welcome you.



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Entrance Hall  
Utility Room  
Living Room  
Dining Room/3rd Bedroom  
Study  
Kitchen  
Bathroom

First Floor  
2 Double Bedrooms

Outside  
Large Garden  
Several Sheds  
Garage

### Fixtures and Fittings

All blinds, carpets and floor coverings throughout the property are included in the purchase price.

### Services

Mains water and electricity. Septic tank drainage. Oil fired central heating. Bottled gas supply for cooker.

### EPC

D.

### Council Tax

C.



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