



12 Caroline Street, Langholm, DG13 0AF

Offers Over £140,000

C&D Rural

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- Three bedroom terraced house with on-street parking
- Cosy living room with wooden floors and open fire
- Well proportioned kitchen with fitted units and built-in cupboards
- Spacious attic bedroom
- Private rear garden with detached concrete block shed
- Gas central heating
- Situated on a desirable street in Langholm
- Walking distance to High Street and nearby walks
- Perfect for first time buyers

Three bedroom terraced stone built house with on-street parking, gas central heating and private rear garden with shed.

Council Tax band: A

Tenure: Scottish Heritable Title

EPC Rating: C



12 Caroline Street is an excellent opportunity to acquire a two/three bedroom terraced property of stone construction with private rear garden and stunning views of the River Esk and Buccleuch Park. Situated within walking distance to the town centre, the property is perfect for those looking to step onto the ladder for the first time.

The Accommodation

The front door opens to a welcoming, spacious entrance hall with stairs leading to the first floor and doors off to the living room. The living room is a generous size, perfect for entertaining, featuring wooden flooring and a traditional open fire. The kitchen features modern, white floor units with wooden worktops and white tile splashback, integrated oven and four ring gas hob, and stainless steel drainer sink. For storage there is a wall mounted glass cabinet and built-in cupboards along one wall with space for a fridge/freezer. There is plenty of space for a dining table and there is also a door to the rear garden. With additional space to the rear of the property, there may be the opportunity to extend, subject to necessary planning consents.

On the first floor there are two bedrooms and a family bathroom. The largest bedroom features built-in wardrobes and the second bedroom is a smaller double or ideal space for utilising as a home office/study. The family bathroom comprises of a three piece suite to include a bath, sink and WC. The third bedroom is located in the attic and possibly the best room in the property. With a generous dormer window, this room offers superb views of the River, park and town.

Externally there is on-street parking available. The rear garden features a paved patio and path leading to the shed. The shed is finished with a slate roof and would be ideal for storing gardening equipment or use as a potting shed. Nearby there are a number of wonderful walks and the schools are no more than 5 minute walk away.



Location Summary

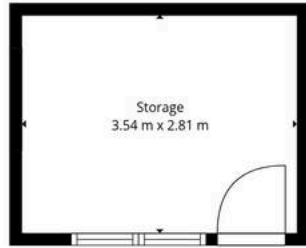
12 Caroline Street is located in the centre of Langholm. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well known for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course and both primary and secondary schools.

Most required amenities are also available in the City Centre of Carlisle to include a wider range of shops, access to the M6 and the mainline trains. There are also further amenities and transport links in Lockerbie, approximately 13 miles away. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.





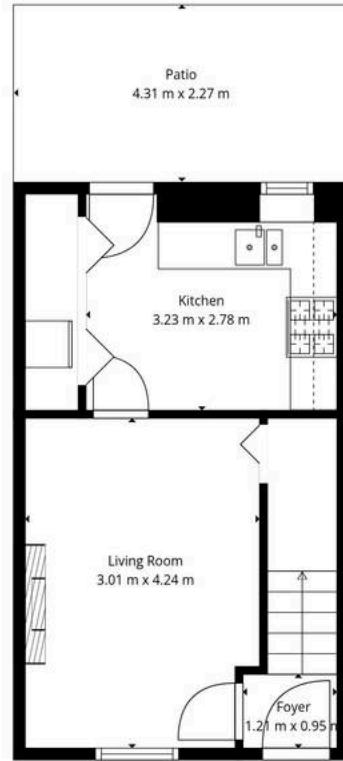




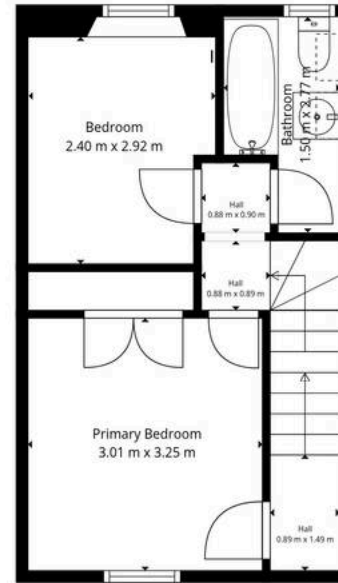
Storage (ground floor at rear of garden)



Second Floor



Ground Floor



First Floor

Total: 76 m²

1st Floor: 29 M², 2nd Floor: 0 M², 3rd Floor: 29 M², 4th Floor: 18 m²
 Excluded Areas: Patio: 10 M², Storage: 10 M², Walls: 8 m²

All Measurements Are Approximate.



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.

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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.