

Langholm

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54 Townfoot, Langholm

DG13 0EJ

Offers Over £90,000



54 Townfoot is a spacious and recently refurbished double upper maisonette offering well-presented accommodation over two floors. Combining generous room sizes with modern upgrades this attractive property is ideally suited to first-time buyers, families or those seeking a comfortable home with excellent storage and living space.

The accommodation comprises a bright and spacious living room featuring a large window that enjoys pleasant views towards the surrounding hills creating a light and welcoming living environment. The newly fitted kitchen is equipped with modern appliances and offers ample space for a dining table and chairs making it ideal for everyday family living and entertaining. There are three generous double bedrooms including a particularly impressive principal bedroom with the added benefit of a walk-in wardrobe. A well-appointed bathroom with shower over the bath serves the property while numerous storage cupboards throughout provide practical and convenient storage solutions.

Further benefits include a balcony providing the perfect spot to sit out and enjoy the fresh air and surrounding views as well as access to a communal drying area.

Ready for immediate occupation this appealing maisonette offers spacious accommodation, attractive outlooks and modern comforts in a well-established residential location.

Early viewing is highly recommended to fully appreciate the space, condition and lifestyle opportunity offered by this excellent home.



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Entrance Hall
Living Room
Dining Kitchen
Bedroom
Bathroom
Storage Cupboards

First Floor
2 Double Bedrooms
Storage Cupboard

Outside
Communal Drying Area

Situation

Langholm, also known colloquially as the 'Muckle Toon', is a burgh in Dumfries and Galloway in southern Scotland. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. It is the traditional seat of Clan Armstrong with its most famous descendant being Neil Armstrong, the first man to walk on the Moon. Langholm sits 8 miles North of the Anglo-Scottish Border on the A7 road running between Edinburgh in east central Scotland and Carlisle in North-West England. Edinburgh is 73 miles to the north, Newcastleton is around 10 miles to the East and Carlisle 19 miles to the South. The town hosts various amenities including a health centre, primary and secondary school and youth facilities. There is a library, supermarket and a range of independent shops and businesses, hotels, a 24 hour petrol station, a sports centre and a golf course. The Buccleuch Centre is a busy venue for entertainment and community events and also has its own café.

Fixtures and Fittings

All carpets and floor coverings throughout the property are included in the sale price together with the oven, hob, cooker hood and dishwasher in the kitchen.

Services

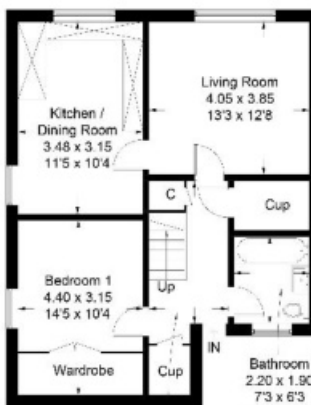
Mains electricity, gas, water and drainage.

EPC

C.

Council Tax

A.



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