



9 Braehead, Langholm, DG13 0PS

Offers Over £117,995

CD Rural

9 Braehead, Langholm, DG13 OPS

- Two bedroom bungalow
- Modern kitchen with built-in electric oven and gas hob
- Spacious living room with electric stove
- Double bedroom at the rear with patio doors
- Front garden
- Private rear garden with patio
- Gas central heating
- On-street parking
- Non-standard construction

Two bedroom detached bungalow with private rear garden and on-street parking.

Council Tax band: B

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: D



9 Braehead is a spacious and versatile detached bungalow with two generous double bedrooms, modern kitchen, bright living space and private gardens. The bungalow is constructed of non-standard construction and therefore may not be suitable to buyers who require a mortgage.

The Accommodation

The front door welcomes a spacious hallway with doors leading to each of the bedrooms, bathroom and lounge. There is a useful storage cupboard and hatch to access the roof space. Both bedrooms are a comfortable double and the rear bedroom lends itself to a second reception room with double French doors that step onto the rear patio. The living room is lovely and bright, with dual aspect windows and an electric stove set within a rendered brick fireplace with wooden surround. The family bathroom features partially white wall tiles and is complete with a bath, large cubicle with mains fed shower, WC and hand wash basin.

The kitchen is fitted with modern floor and wall units, incorporating a stainless steel drainer sink with mixer tap, electric oven and gas four ring hob. There is ample storage space and plumbing for a washing machine. There is back door which provides easy access to the rear garden.



Externally there is a section of garden at the front of the property, principally laid with grass and fencing around the boundary. A path at the side of the property provides access to the rear of the property where you'll find a generous, private garden comprising of a patio with pergola, drying area, lawn and timber shed. The garden requires little maintenance and is perfect for those who wish to potter about. There are also several woodland walks nearby and a bus which travels into the town several times per day.

Situation

9 Braehead 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 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.

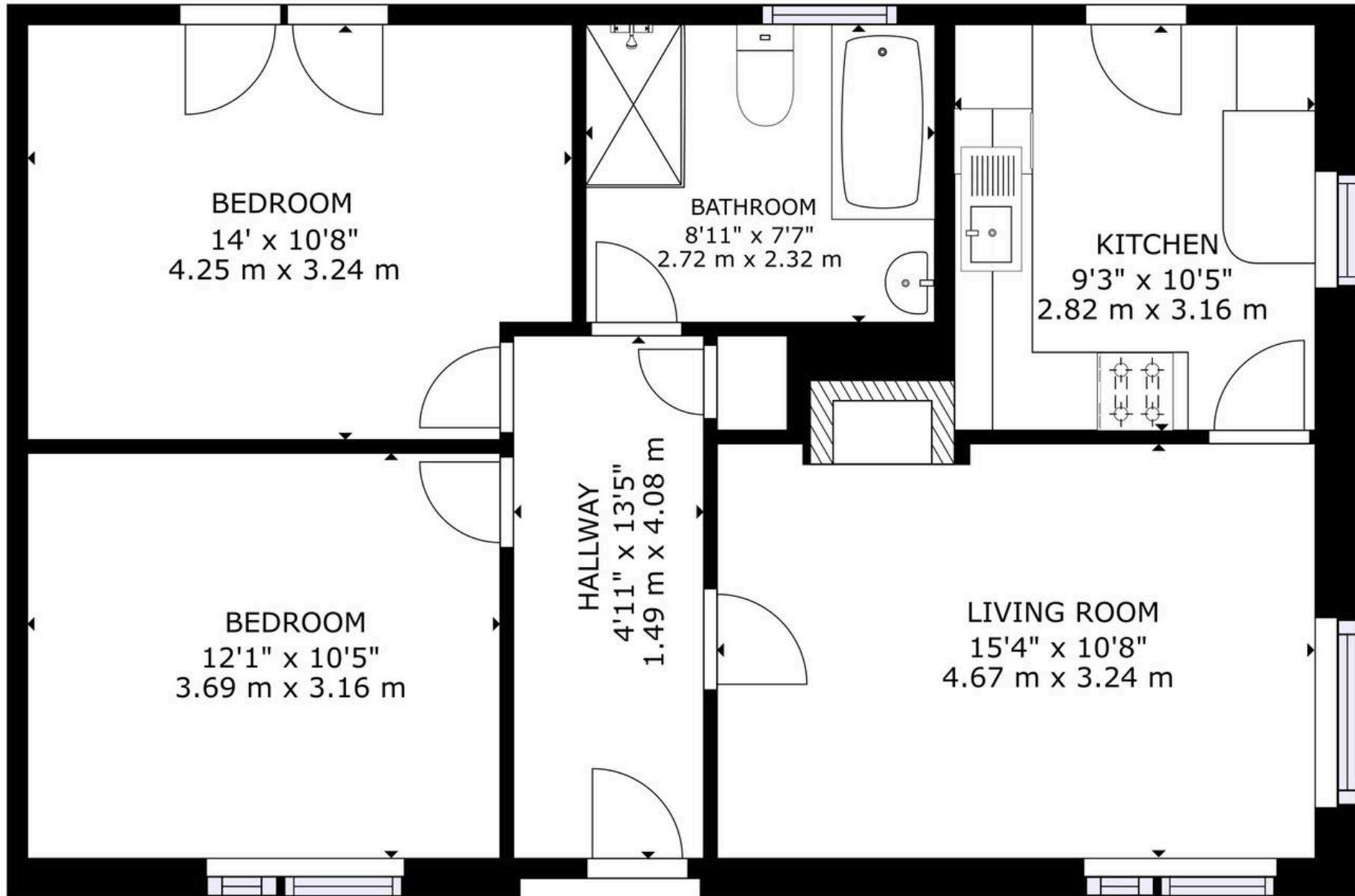












GROSS INTERNAL AREA
FLOOR 1: 728 sq ft, 67.67 m²
TOTAL: 728 sq ft, 67.67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

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.

EPC Rating: D

Broadband: Fibre to cabinet is assumed to be available and mobile coverage is good.

Services: 9 Braehead is serviced by mains water supply, mains electricity, mains drainage and mains gas central heating.

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.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel.: 03033 333000. The property is in Council Tax Band B.

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.