

Langholm

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1a Rosevale Street

Langholm, DG13 0DS

Offers Over £162,000



Situated within easy walking distance of Langholm town centre and its local amenities 1A Rosevale Street is an appealing two-bedroom semi-detached house offering comfortable accommodation with a number of characterful features.

The ground floor comprises an entrance hall with built-in storage cupboards, a separate WC and a fitted cottage-style kitchen featuring a gas-fired Aga range cooker and attractive front-facing bay window. The living room benefits from a shelved recess, front-facing window and an open-plan staircase leading to the first-floor landing. On the first floor there are two double bedrooms, one to the front and the other to the rear with fitted wardrobes. The family bathroom includes a bath with a mains-powered shower over and useful built-in cupboards. A pull-down ladder provides access to a floored attic offering additional storage space.

Externally the property benefits from a fully enclosed yard with a storage shed and car port. Access from the road is via a shared gravel driveway.

Conveniently located close to the shops and amenities of Langholm this property would make an ideal home for first-time buyers, couples or those looking to downsize.



1a Rosevale Street

Langholm, DG13 0DS

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Entrance Hall
Storage Cupboards
Toilet
Kitchen
Living Room

First Floor
2 Double Bedrooms
Bathroom

Outside
Fully Enclosed Patio Area
Storage Shed
Carport

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 blinds, curtains, carpets and floor coverings throughout the property are included in the sale price.

Services

Mains water, electricity, gas and drainage.

EPC

D.

Council Tax

B.



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