

Langholm

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CULLEN KILSHAW
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14a South Liddle Street, Newcastleton.

TD9 0RW

Offers Over £140,000



Situated within a well-established residential area in the popular Borders village of Newcastleton, 14A South Liddle Street is a charming mid-terraced stone-built cottage offering comfortable single-storey living in a picturesque setting. With Liddel Water located directly opposite, the property enjoys an attractive outlook and easy access to the surrounding countryside.

The accommodation comprises an entrance area leading into a welcoming lounge featuring a wood-burning stove, creating a cosy focal point and ideal space for relaxation. The property further benefits from two well-proportioned bedrooms, a modern shower room, and a fully fitted kitchen providing ample storage and workspace.

Modern comforts include full double glazing throughout, WiFi-controlled electric panel heating, and air conditioning units installed in both the living room and principal bedroom, ensuring year-round comfort and energy-efficient living.

Externally, the property enjoys a private garden to the rear, offering space for outdoor seating and enjoyment. A corrugated garage, accessed from the rear lane, provides valuable storage and off-street parking potential.

Conveniently located within walking distance of local village amenities, the property also benefits from easy access to the nearby towns of Langholm (approximately 10 miles) and Hawick (approximately 21 miles), making it an ideal permanent residence, holiday retreat, or investment opportunity.



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Entrance Hall
Living Room
Kitchen
2 Bedrooms
Shower Room

Outside
Garden
Garage
Rear Lane Access

Situation

The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities, leisure facilities and a well-regarded primary school as well as a wealth of community spirit and functions - inclusive of 'Copshaw Festival'. A few miles from the border with England, on the Liddel Water, is the site of Hermitage Castle, a historic site which attracts tourists throughout the year and is open seasonally. Newcastleton is 10 miles east of Langholm, 17 miles south of Hawick, 24 miles north of Carlisle and 74 miles south of Edinburgh.

Fixtures and Fittings

All blinds, curtains and floor coverings throughout the property are included in the sale price together with the white goods in the kitchen and the bed in the bedroom.

Services

Mains water, electricity and drainage. Electric panel heating. Air Conditioning.

EPC

D.

Council Tax

A.



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