

**Langholm**  
Call 01387 380482

**Offers Over £570,000**

**CULLEN KILSHAW**  
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**Glen Ridge, Hallpath  
Langholm, DG13 0EQ**







Glen Ridge, built in 2004 to a high specification is a substantial detached house offering a truly exceptional living experience. Spanning one and a half storeys, the property provides generous accommodation across six bedrooms, complemented by five well-appointed bathrooms.

The interior benefits from high-quality finishes and furnishings including a Neptune Kitchen and Fired Earth bathroom with Porter Vanity Unit creating an atmosphere of refined comfort. Practicality is assured with a combination of gas central heating and strategically placed underfloor heating, ensuring warmth and efficiency.

Outside, the property is set within 2.5 acres of mature woodland accessed by a long private drive. Established trees provide privacy and a sense of tranquility, while a delightful summer house offers a peaceful retreat. A spacious decked area invites al fresco dining and relaxation, with captivating views extending over the surrounding countryside.

This property represents an ideal family home, offering both space and sophistication in a desirable setting only half a mile from the town centre of Langholm and its amenities. For the business minded purchaser this property can offer a perfect opportunity to create a stylish boutique B & B, set back from the A7 scenic route to Edinburgh it offers plenty of parking and with its summer house and firepit areas would give guests a unique stay. Viewing is highly recommended to fully appreciate the quality and charm of this remarkable residence.

## Accommodation

Hallway  
Living Room  
Kitchen  
Utility Room  
Dining/Lounge Room  
Toilet  
Study  
6 Double Bedrooms (2 en-suite)  
Family Bathroom  
Shower Room

## Glenridge, Hallpath

Approximate Gross Internal Area = 236.3 sq m / 2543 sq ft

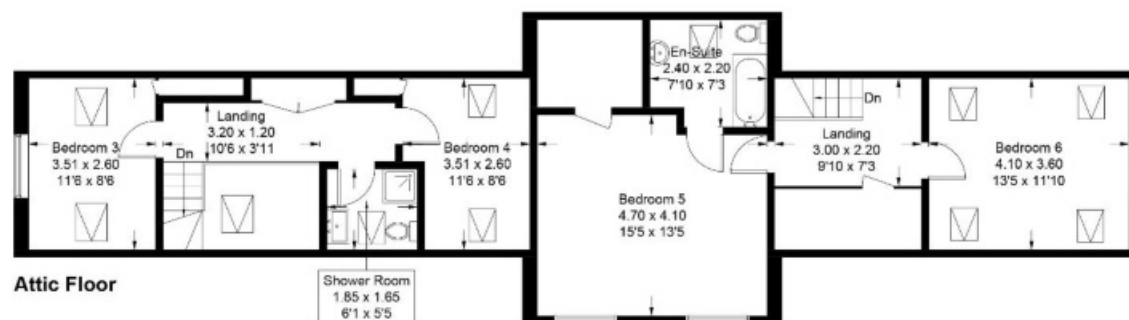


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204693)

### Fixtures and Fittings

All light fittings, wooden shutters, curtain poles, curtains and floor coverings throughout the property are included in the sale price together with the Lacanche Range Cooker, The RangeMaster stainless steel French door fridge freezer and the Bosch stainless steel dishwasher.

### Services

Mains gas, water, electricity and drainage.

### EPC

C.

### Council Tax

F.

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Langholm**

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38 High Street,  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.