



Two bedroom upper floor flat with spectacular views of Langholm

Flat 6, Smith's Court, 22 David Street,  
Langholm, DG13 0AB



## Property Details

Flat 6, Smith's Court, 22 David Street,  
Langholm, DG13 0AB

### Guide Price

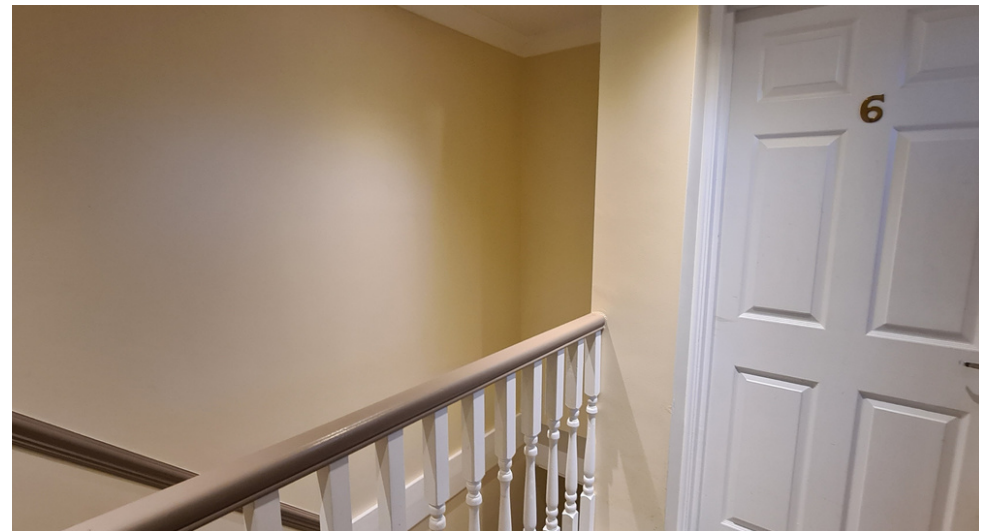
£70,000

### Description

Spacious, two bedroom flat situated in the popular town of Langholm within walking distance of all local amenities.

### Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY









## KEY FEATURES

- Two double bedrooms
- Spacious and versatile accommodation
- Electric heating
- Mostly doubled glazed windows throughout
- Top floor flat with spectacular views of Langholm and surrounding hills
- On-street parking available and further parking available nearby
- Situated in the centre of Langholm
- Excellent first time buyer opportunity or holiday letting investment



## The Accommodation

Flat 6, 22 David Street is an ideal and well-situated two bedroom, top floor flat with spacious accommodation and excellent views of Langholm and Meikleholm Hill. It is an excellent first time buyer opportunity or would make a good buy-to-let investment.

The flat is accessed by a communal entrance with buzzer and stairwell. The main door to the flat opens to a spacious lounge area with additional space for a small office area. The main feature of this room is the large, bay windows which offer spectacular views of Langholm and surrounding hills.

The kitchen and shower room are accessed from the living room and the kitchen is complete with modern floor and wall units, integrated oven and hob.



## The Accommodation

The shower room is complete with a shower cubicle including electric shower, wash basin and w.c. There is also plumbing for a washing machine.

From the living room there are two large double bedrooms.

Outside there is ample on street parking.



## Directions

From M6 (J44), follow the A7 towards Langholm. At the town square, take the first left after the Eskdale Hotel. David Street is directly in front of you and the flat is on the right hand side.

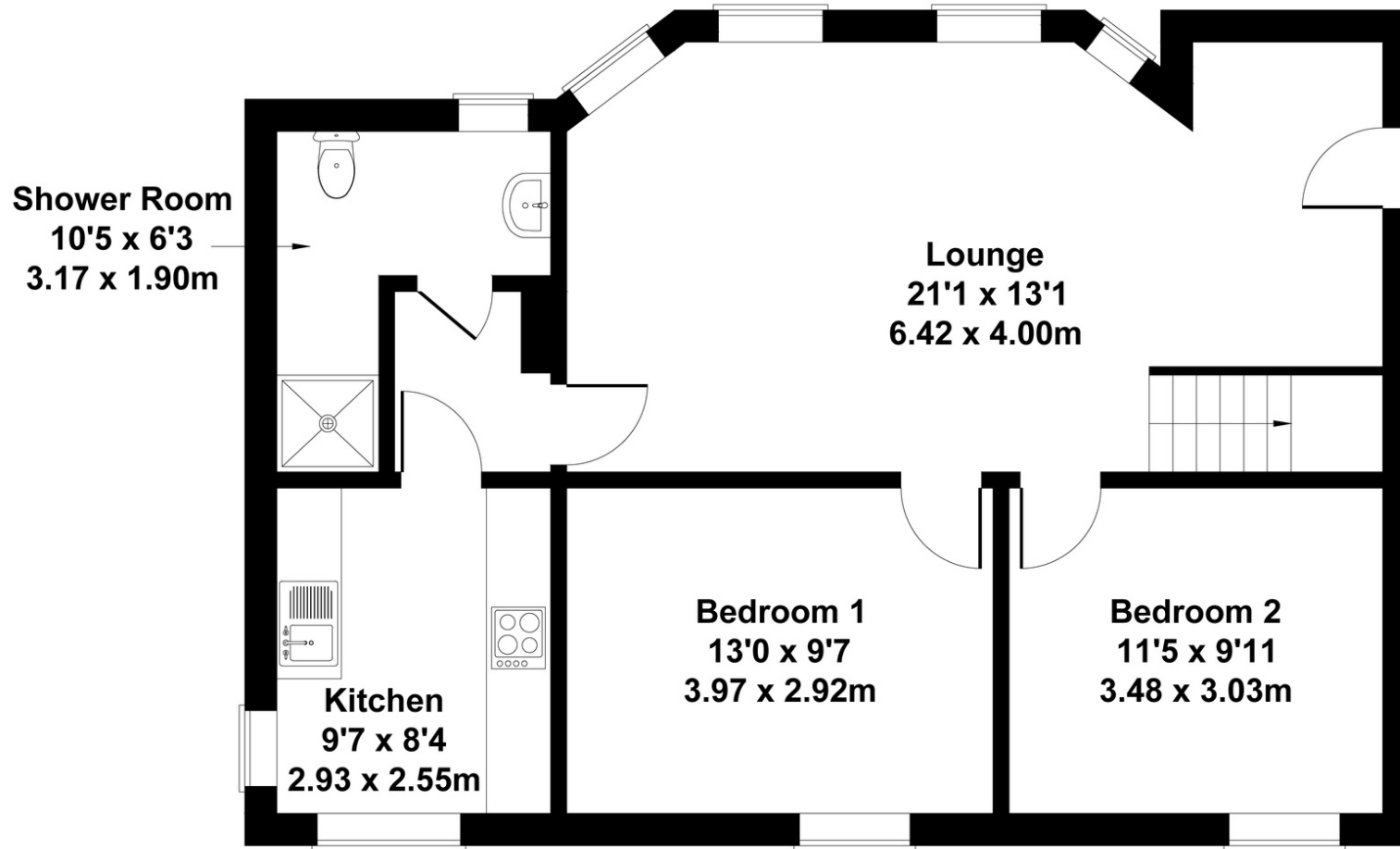






# 22 David Street, Flat 6, Langholm, DG13 0AB

Approximate Gross Internal Area  
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.





**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. The property is sold vacant.

**EPC Rating:** D

**Services:** 22 David Street is served by mains water, mains electricity, mains drainage.

**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:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

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

**Solicitors:** Colin Styles, Messrs Cockburns, 100c High Street, Forres, IV36 1NX, 01309 673373, forres@cockburns-solicitors.com

**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](http://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: PIA Financial Solutions – 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





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

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- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
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