



One bedroom ground floor flat for sale  
7 West Street, Langholm, DG13 0DU

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# Property Details

7 West Street, Langholm, DG13 0DU

## Guide Price

£55,000

## Description

Rare opportunity to acquire a one bedroom ground floor flat in the popular town of Langholm. The property has been recently modernised and benefits from gas central heating, double glazed windows, private driveway and shared garden space.

## Selling Agents

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





## KEY FEATURES

- One bedroom ground floor flat
- Recently installed kitchen with integrated appliances
- Gas central heating
- Double glazed windows throughout
- Single, private driveway
- Excellent first time buyer or investment opportunity
- Annual rental yield of 8.7%



## 7 West Street, Langholm, DG13 0DU

*A spacious one bedroom ground floor flat benefiting from double glazing and gas central heating. The property is in move-in ready condition and offers a great opportunity for a buy-to-let investment or permanent residence.*

*Flat: Entrance hall with storage cupboard, living room, kitchen, bedroom, shower room.*

*Outside: Private driveway, shared garden, shed.*



## The Accommodation

The front door opens to a small entrance vestibule with useful storage cupboard and door on your right through to the living room. The living room is cosy, offering the perfect place for relaxing with plenty of natural light. There are two doors off to the kitchen and bedroom. The kitchen was newly installed a few years ago and benefits from light grey floor and wall units complete with fitted appliances such as fridge/freezer, electric oven with hob and black extractor fan. There is a dual bowl black drainer sink. The combi boiler is located in the corner of the kitchen

The bedroom is a generous double with built-in wardrobe space. There is an en-suite wet-room with walk-in mains shower, basin and w.c.

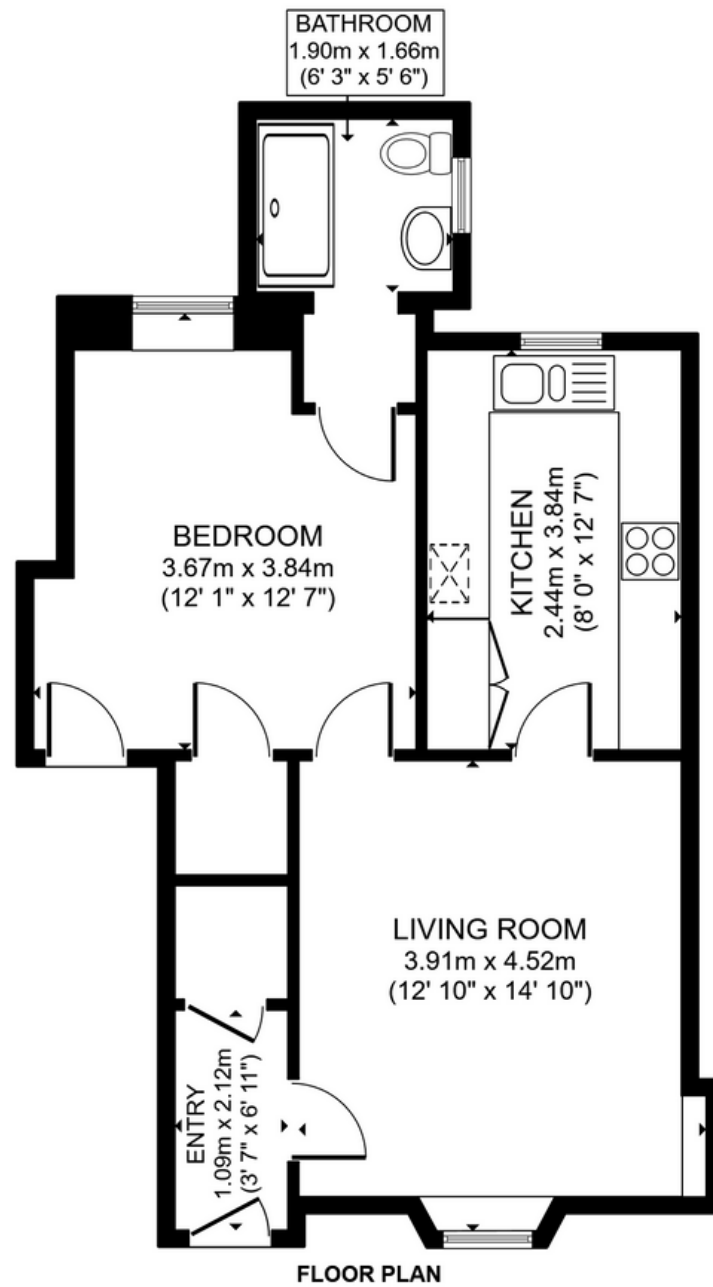


## Outside

Outside there is a single, private driveway for parking and shared garden space at the back of the property which has been principally laid with AstroTurf. The vendor has erected a fence to separate the driveway and garden area. There is also parking on-street available for additional vehicles.

This property is an excellent first time buyer or investment opportunity and viewings are highly recommended to appreciate what this property has to offer.







**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.

**Services:** 7 West Street is serviced by mains water, electricity, drainage and 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:** 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:** Kenneth Hill, Cullen Kilshaw - Langholm

**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.

**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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