



Four bedroom first and second floor apartment for sale

6 Eskdale Place, Langholm, DG13 0BE

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## Property Details

6 Eskdale Place, Langholm, DG13 0BE

### Guide Price

£95,000

### Description

A spacious four bedroom duplex first and second floor apartment located in the desirable town of Langholm with fantastic views of the town and surrounding hills. The property boasts a newly fitted kitchen and private garden/drying green.

### Selling Agents

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





## KEY FEATURES

- Four spacious double bedrooms
- New kitchen fitted in 2022
- Gas central heating
- Private drying green and garden area
- Path leading to front door could be utilised as a driveway
- Excellent first time buyer or investment opportunity
- Lovely views of Langholm and Whita Hill
- Situated within walking distance of schools, local amenities and countryside walks
- Spacious living room with featured electric fire

## 6 Eskdale Place, Langholm, DG13 0BE

A spacious four bedroom duplex first and second floor apartment located in the desirable town of Langholm with fantastic views of the town and surrounding hills. The property is located close the school, shops and local amenities and benefits from gas fired central heating.

*Flat: Stairwell, hallway, living room, kitchen, four bedrooms, bathroom.*

*Outside: Path to door which could be utilised as a driveway, garden/drying green.*



## The Accommodation

The front door opens to a stairwell leading to the first floor with immediate doors to the kitchen and living room on your left and right. The kitchen, fitted in 2022, has modern and complimentary floor and wall units, pantry cupboard, stainless steel drainer sink and space for appliances.

The living room is lovely and bright featuring an electric fire set on a tiled hearth.

The family bathroom is fitted with a standard three piece white suite with perspex boarding around the bath. There is an electric shower above the bath.

There are four, neutrally decorated double bedrooms, two on the first floor and two on the second floor. The bedrooms on the second floor are the largest with one of them benefitting from two storage cupboards/wardrobes and dormer window offering superb views of Langholm and Whita Hill.



## The Accommodation

Outside there is a path leading to the property which could be utilised as a driveway and across the road is a private drying green/garden. Parking is also available on Eskdaill Street which is a one minute walk from the front door of the apartment.

## Location

6 Eskdale Place is located in the centre of Langholm. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well known for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course both primary and secondary schools. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.









NY 358 845

### Legend

#### Retained Subjects

#### Right of Access

-  Retained Subjects
-  6 Eskdale Place - Upper Floor Flat approx area 87 sqm
-  Rear Garden/Path and Rear Garden/Drying Green approx area 69 sqm
-  Right of Access

01 Jun 2023

## 6 Eskdale Place

Sale Plan

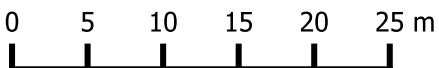


Buccluech Estates Ltd  
Estate Office, Ewesbank  
Langholm  
DG13 0ND

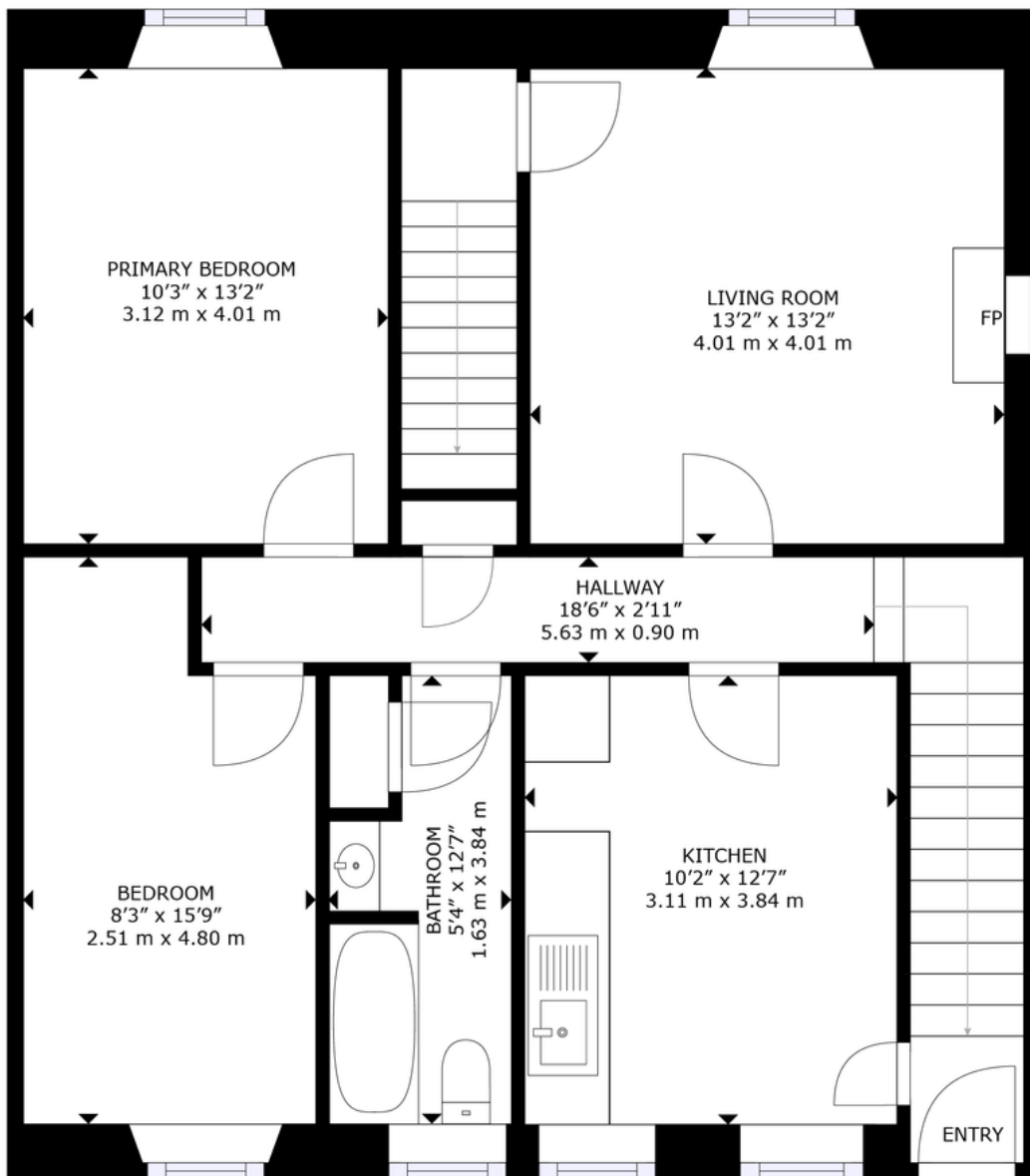
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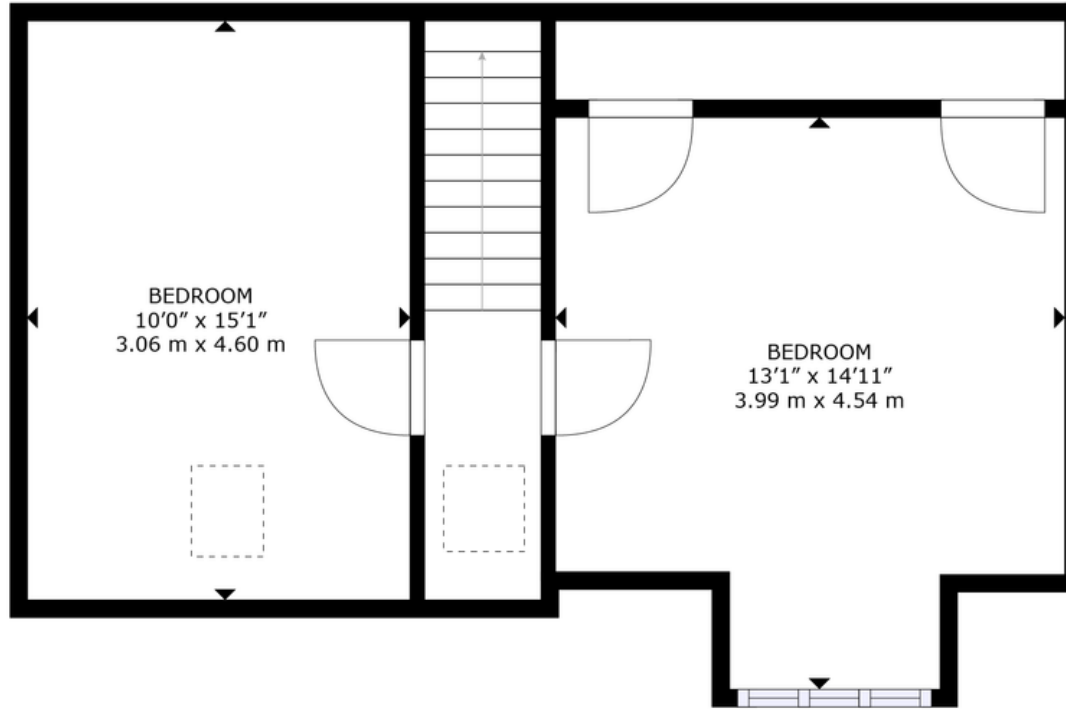






GROSS INTERNAL AREA  
 1ST FLOOR: 828 sq. ft, 76 m<sup>2</sup>  
 2ND FLOOR: 352 sq. ft, 32 m<sup>2</sup>  
 TOTAL: 1,180 sq. ft, 108 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





2ND FLOOR

GROSS INTERNAL AREA  
1ST FLOOR: 828 sq. ft, 76 m<sup>2</sup>  
2ND FLOOR: 352 sq. ft, 32 m<sup>2</sup>  
TOTAL: 1,180 sq. ft, 108 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.

**Planning:** The owners of the land that bounds the garden ground have applied for planning permission for the erection of four houses.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** D.

**Services:** 6 Eskdale Place 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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

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

**Solicitors:** Anderson Strathern

**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).

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