



Three bedroom first and second floor flat for sale

17 Walter Street, Langholm, DG13 0AX



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Property Details

17 Walter Street, Langholm, DG13 0AX

Guide Price

£90,000

Description

A spacious three bedroom property over two floors which has been modernised throughout benefiting from double glazing, gas central heating and a large, communal garden.

Selling Agents

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





KEY FEATURES

- Three bedroom first and second floor flat situated on a quiet street in Langholm
- Modern kitchen with integrated electric double oven and hob
- Gas central heating
- Three spacious double bedrooms
- Modern bathroom with white three piece suite and overhead electric shower
- Excellent first time buyer or investment opportunity
- On-street parking available
- Situated within walking distance of schools, local amenities and countryside walks
- Large, communal garden to the rear of the property
- Re-wired in 2015

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A spacious three bedroom property over two floors which has been modernised throughout benefiting from double glazing and gas central heating. The property is in move-in ready condition and offers a great opportunity for first time buyers to step on the property ladder.

Flat: Stairwell, living room, kitchen, three double bedrooms, bathroom.

Outside: On-street parking, shared communal garden.

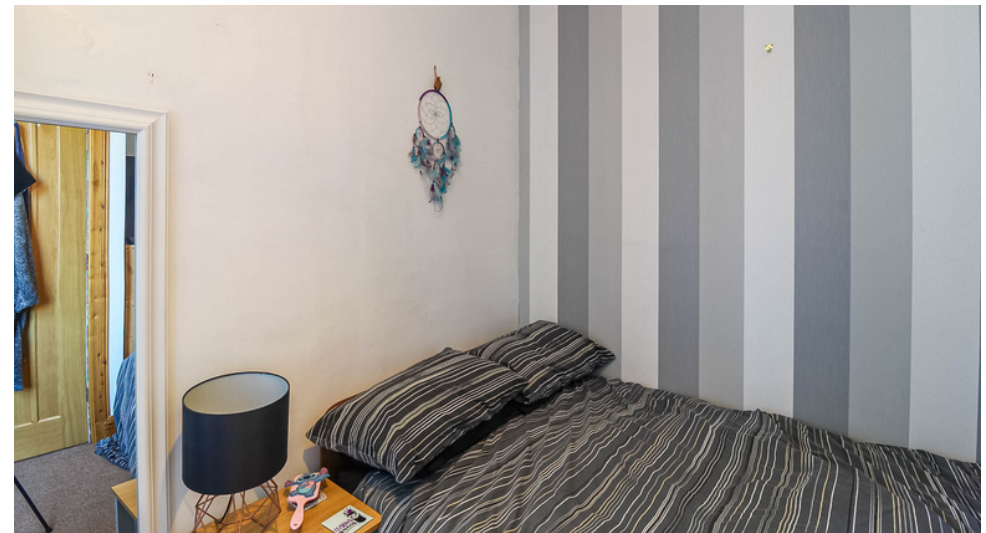


The Accommodation

The front door opens to a stairwell leading to the first floor with doors off to the bathroom, living room and bedrooms, featuring beautiful oak doors throughout. The living room is an open, bright space with a featured whole in the chimney breast and plenty of room for a decent sized dining table.

The kitchen, fitted in 2014, is a complimentary space including a fitted double electric oven and integrated electric hob. There is a single bowl stainless steel drainer sink, a mixture of purple wall and floor units, space for white goods. The boiler is hidden in the corner of the kitchen.

The bedroom is on the first floor with a further second bedroom next door which both comfortably fit double beds.



The Accommodation

Upstairs to the second floor is a large bedroom in the converted attic with fitted wardrobes and a surprising amount of built-in storage space. The upstairs dormer bedroom offers lovely views of Castle Hill.

Outside there is on-street parking available for multiple vehicles and to the rear of the property there is a large communal garden/drying green which is available for anyone to use.

Location

17 Walter Street 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.

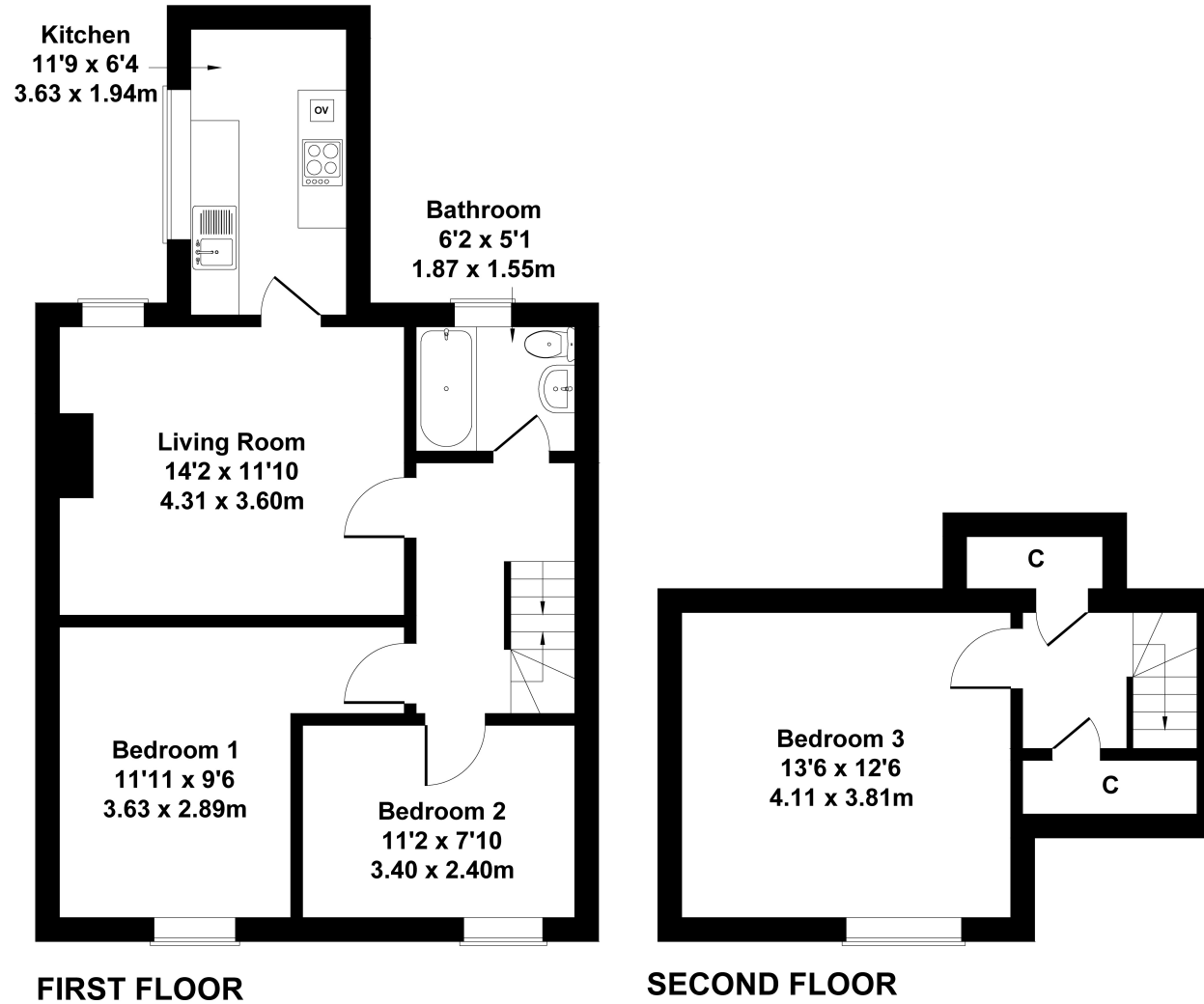




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Approximate Gross Internal Area

840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2023
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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: 17 Walter 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. 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 A.

Solicitors: Kenneth Hill, Cullen Kilshaw

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. 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: 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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