



Three bedroom first and second floor flat for sale
14a Eskdail Street, Langholm, DG13 0BG

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Property Details

14a Eskdail Street, Langholm, DG13 0BG

Offers over
£85,000

Description

A spacious three bedroom first and second floor flat located in the desirable town of Langholm with fantastic views of the town and surrounding hills.

Selling Agents

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



KEY FEATURES

- Spacious and versatile three bedroom flat in the centre of Langholm
- Situated on a very desirable street within walking distance of the schools
- Gas central heating
- Large garden with scope to landscape or create off-street parking
- Excellent views of the town and surrounding hills
- Ideal first time buyer or investment opportunity

A spacious three bedroom first and second floor flat located in the desirable town of Langholm with fantastic views of the town and surrounding hills. The property is located close to the school, shops and local amenities. The property also benefits from gas central heating and a generous sized garden to the rear of the building which could be turned into off-street parking.

The Accommodation

The front door opens to a stairwell leading to the first floor with immediate doors to the kitchen, living room and two bedrooms. There is an excellent storage cupboard located under the stairs to the second floor. The kitchen, fitted with wall and base units, is larger than most with ample room for a generous dining table and amazing views of the town, surround hills and private rear garden on Eskdale Place.



The spacious living room is a great space for entertaining and an electric or gas fire could easily be re-instated.

The family bathroom is located on the second floor, next to the third bedroom and features a standalone bath, electric shower cubicle with screen, WC and white basin. The bedroom on the top floor boasts incredible views from the dormer window with the benefit of walk in wardrobes. There are a further two good sized bedrooms on the first floor.

Outside at the front of the property, on-street parking is available however there is a substantial garden to the rear of the building which could be utilised as parking for several vehicles. Currently the garden is laid predominantly with grass and a base of concrete slabs. The property is within walking distance of some popular walks and playing fields.



Situation

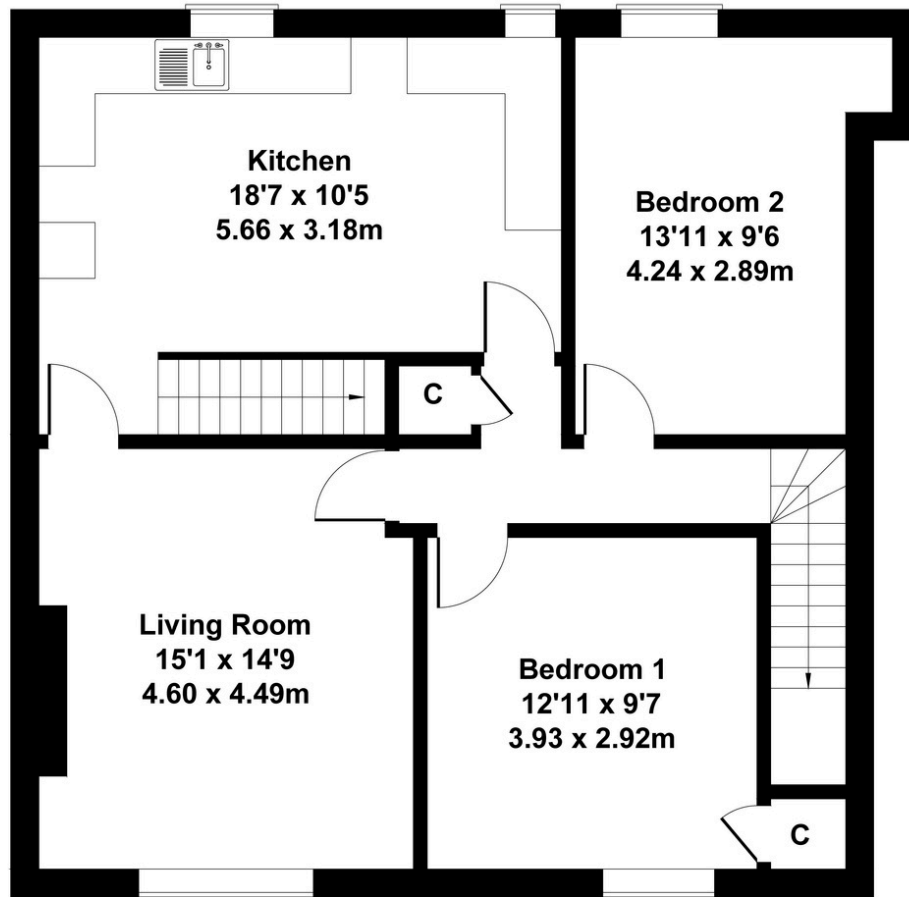
14a Eskdail Street is located in the centre of Langholm. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well known for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course and 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.



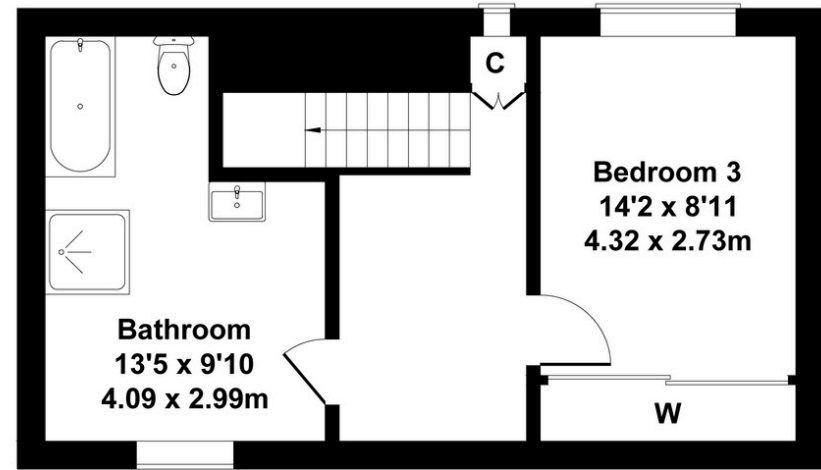


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Approximate Gross Internal Area
1206 sq ft - 112 sq m



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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.

Access: There is a vehicular right of access on Eskdale Place and to the garden. The purchaser is responsible for creating a new access to the front door.

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

EPC Rating: D

Broadband: Standard Broadband (up to 50mb)

Services: 14a Eskdail Street is serviced by mains water, mains electricity, mains drainage and gas fired 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 B.

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. 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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