



Three bedroom detached bungalow for sale
Tree Tops, 1 Hallpath, Langholm, DG13 0EG

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Property Details

Tree Tops, 1 Hallpath, Langholm, DG13 0EG

Offers over
£255,000

Description

Spacious and versatile, recently renovated three bedroom detached bungalow with detached garage, landscaped gardens and lovely views of surrounding hills.

Selling Agents

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





KEY FEATURES

- Detached three bedroom bungalow
- Recently renovated including re-wire, plastered, new doors, new flooring
- Newly installed Howden's kitchen with integrated white goods and electric oven and hob
- Open plan kitchen/dining room with large windows, stone cladded feature wall
- New combi boiler, radiators and gas fire installed (2024)
- Master bedroom with fitted wardrobes and en-suite shower room.
- Detached single garage
- Fully boarded loft space with potential for conversion
- Unique, elevated gardens with secluded areas of garden privacy
- Situated in the pleasant town of Langholm with idyllic views

Situation

Tree Tops 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.



Tree Tops is a spacious and recently renovated three bedroom detached bungalow situated in the centre of the popular town of Langholm. The property briefly comprises of an open living/dining room with new gas fire and stone cladded featured wall benefitting from superb views of the town and surrounding hills.

The Accommodation

Entrance to the property is gained from the front door which opens to a spacious hallway with doors leading to the rest of the accommodation. The living room is bright and welcoming, with an area for dining off the kitchen. We are led to believe the flooring under the carpet is polished hardwood flooring. The kitchen is modern and new, fitted by Howden's, featuring an integrated single electric oven with Lamona electric hob, overhead extractor, plenty of storage units and a fitted dishwasher, integrated washing machine and integrated fridge freezer, as well as a large cupboard which stores the newly installed Baxi boiler. There is a back door providing access to the garden and rear path.



The property has three bedrooms, all generous double bedrooms with the master being en suite with walk in shower cubicle off mains as well as a toilet and white hand basin with vanity unit and mirror above. The main bedroom also benefits from fitted wardrobes. The second bedroom is a good-sized double, which has been extended previously off the main bungalow featuring a very large walk-in cupboard which would make useful storage space for clothes or toys. The smallest bedroom is opposite the bathroom but will comfortably fit a double bed or it would make a very nice office/studio.

The bathroom is located in the middle of the bungalow for convenience and features a bath with main shower over head, benefiting from recently tiled walls, new wash hand basin and w.c. A loft hatch access to the loft from the hallway which is fully boarded and lends itself to possible extension for additional bedrooms subject to planning consents.



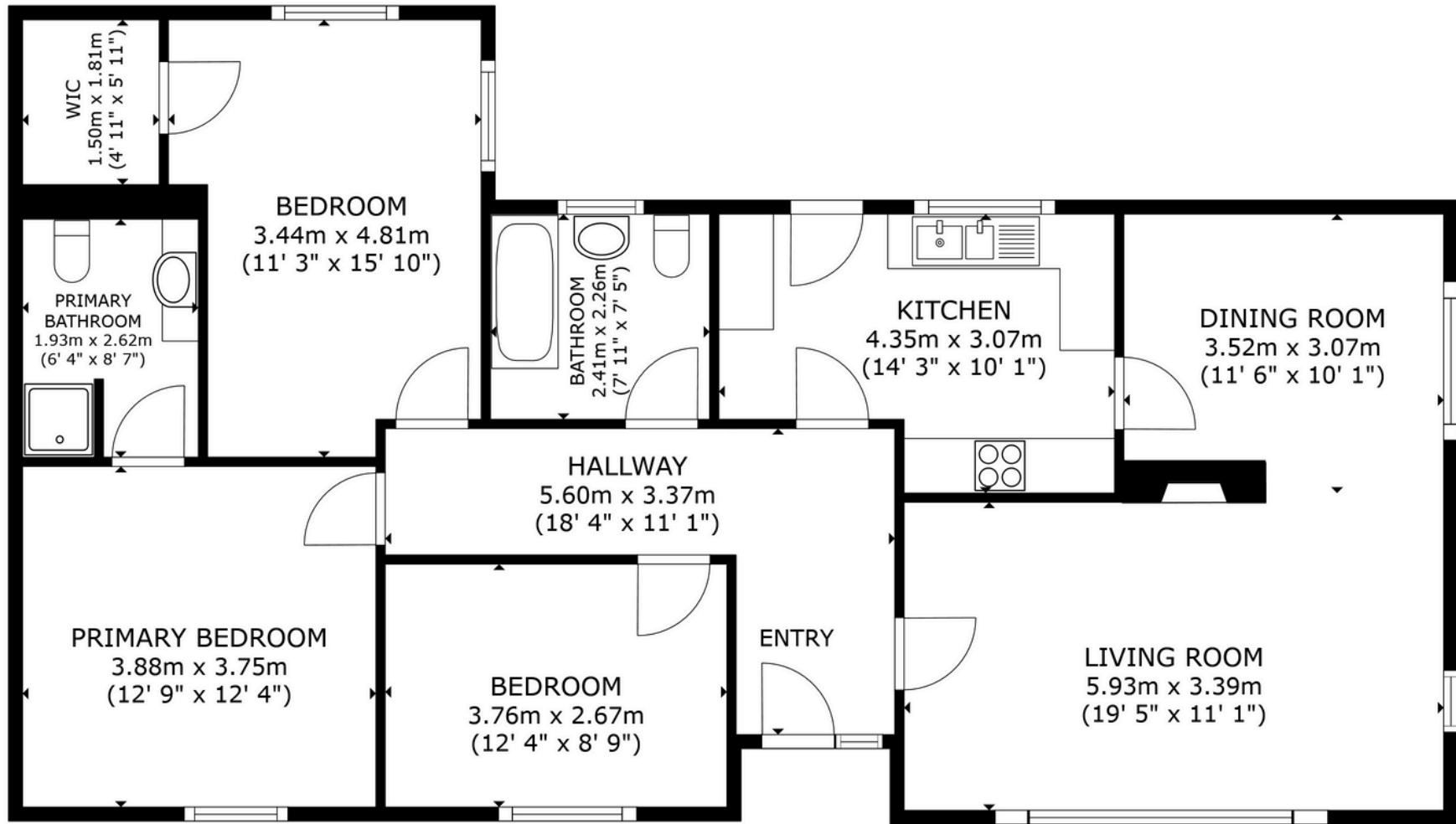
Externally, the bungalow is accessed via a drive from Hallpath Road. At the top of the drive there is turning available for vehicles and there is a detached single garage with flat roof. The majority of the gardens are elevated and well landscaped. There is also an element of wilderness to the gardens with some natural woodland located behind the bungalow, offering a private and peaceful area to relax.

The bungalow was constructed by local, reputable builders to a high standard and viewings are highly recommended to appreciate what this property has to offer.









FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 111.3 m² (1,199 sq.ft.)
 TOTAL : 111.3 m² (1,199 sq.ft.)
 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. An application has been made for probate and this is expected to be granted soon.

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

Broadband: Superfast

Services: Tree Tops 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 E.

Solicitors:

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).

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