



7 Hallpath, Langholm, DG13 0EG

Offers Over £375,000



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Langholm, DG13 0EG

- Stunning refurbished bungalow
- Three double bedrooms
- Large driveway and double garage
- Extensive landscaped grounds
- Oil fired central heating
- Large shed in garden
- Sought after location in an elevated position with sweeping views

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Located in a sought-after location, this stunning three bedroom detached bungalow offers a luxurious living experience in an elevated position with sweeping views of the hills surrounding Langholm. Meticulously refurbished to the highest standards, this property exudes sophistication and style at every turn.

Upon entering, you are greeted by a spacious and bright living area that seamlessly flows into the modern kitchen, making this home perfect for both entertaining and every-day living. The kitchen boasts high-end appliances, a propane gas Rangemaster cooker, double sink, sleek countertops, and ample storage space. There is a boiler stove in the kitchen which can operate the heating system separate to the oil fired boiler. The living room is complete with a multifuel stove and has a picture window to the front and double doors out to the rear.

The property features three generously sized double bedrooms, one of which is currently used a home office. The master bedroom is complete with ample closet space. The bathroom comprises a bath with w/c and wash basin. Pipework remains in the adjoining cupboard for a shower, which could be reinstalled.

The property merits close inspection to appreciate the quality of the refurbishment and how light and airy the inside is.





Outside, the property boasts a large driveway leading to a double garage, providing ample parking. The garage has European Larch doors, with a sliding door and a personnel door.

The grounds have been extensively altered by the vendors to create an easily managed garden. A large timber building provides log and general storage.

There are solar panels on the roof of the property which provide hot water. The oil central heating is modern and supplemented by the wood burning stove in the living room. There is a boiler stove in the kitchen which can operate the heating system separate to the oil fired boiler.

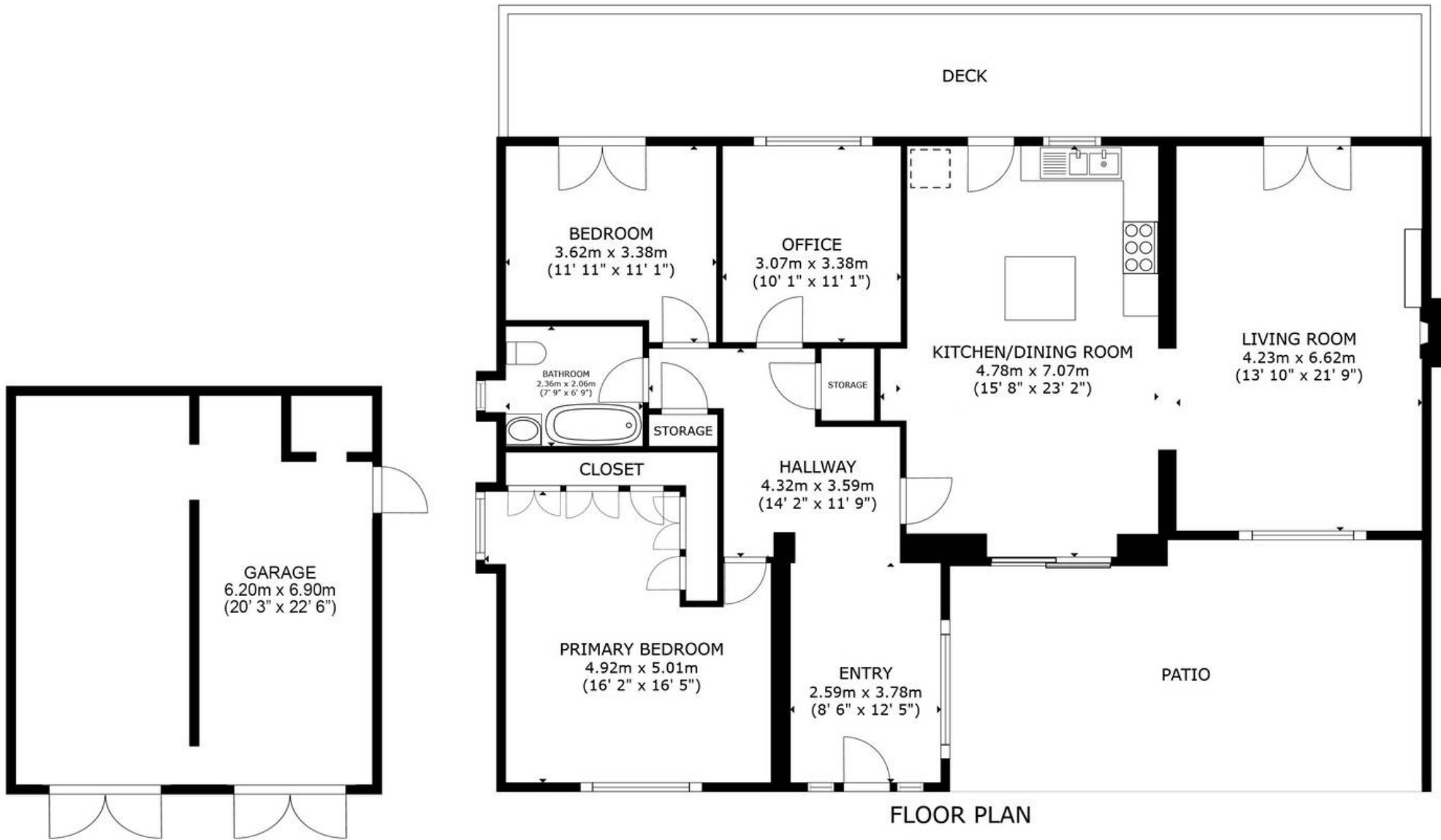
Located in a highly desirable area, this property is in close proximity to a range of local amenities, including shops, schools, and transport links, making it an ideal choice for families and professionals alike. The surrounding area offers a wealth of outdoor activities, from scenic walks to picturesque parks, ensuring there is always something to explore and enjoy.

In conclusion, this delightful detached bungalow is a rare find that combines modern luxury with a picturesque setting, offering a lifestyle of comfort and convenience. Don't miss the opportunity to make this breathtaking property your new home. Contact us today to arrange a viewing and experience the beauty and elegance of this remarkable residence firsthand.









GROSS INTERNAL AREA
 FLOOR PLAN 139.2 sq.m. (1,498 sq.ft.)
 EXCLUDED AREAS : PATIO 32.2 sq.m. (347 sq.ft.) DECK 33.2 sq.m. (357 sq.ft.) GARAGE 43 sq.m. (463 sq.ft.)
 TOTAL : 139.2 sq.m. (1,498 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

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

Broadband: Standard

Services: Mains water, mains electricity, mains drainage, boiler stove, oil fired central heating and solar panels for water 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 F.

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 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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Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services,