



1-3 David Street, Langholm, DG13 0AB

Offers Over £185,000



1-3 David Street, Langholm, DG13 0AB

- Three bedroom spacious end-terraced home
- Modern kitchen with bespoke fitted units, grohe boiler water tap and gas range cooker.
- Cosy living room with small and efficient woodburner.
- Master bedroom with excellent fitted wardrobes
- Patio doors off living room to outdoor decking
- Rear yard with raised decking accessible from the living room and kitchen.
- Tastefully decorated
- Double glazed throughout.
- On-street parking available.

Modern and tastefully decorated, three bedroom end terraced house with spacious accommodation throughout, private raised decking at the rear and on-street parking available.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Formally three houses converted into one in the 1960s, 1-3 David Street is a spacious and tastefully decorated family home, situated in the heart of Langholm, with high quality fixtures and fittings throughout. The property is located in the centre of the town and would suit buyers looking to move into the centre for more convenience.

The Accommodation

The front door welcomes you to a bright entrance hallway with stairs leading to the first floor and doors off to the living room and dining room. The living room is the heart of the home with a powerful, woodburner set on a stone hearth and double French doors leading to the raised decking outside. The dining room with beautiful, original wooden flooring benefits from a gas fire set in a wooden fireplace. The dining room naturally flows through to the modern and contemporary kitchen with stunning, bespoke sage coloured units with stone worktops, fitted larder, integrated fridge/freezer, built-in cupboard and gas range cooker. There is a separate WC downstairs.

Upstairs there are three, decent sized double bedrooms. Two of the bedrooms benefit from fitted wardrobes and one of the bedrooms makes a large single or could be utilised as an office/study. The bathroom is partially tiled with wooden flooring and is complete with a white three piece suite and separate shower cubicle with electric mira shower.

There is loft access from the landing to a partially boarded loft space.

Outside there is raised decking which captures the sun and lane to the main street which is a useful storage space for fire wood. To the front of the property is residential parking which can be secured by permit. In 2013 the property had a new gas combi boiler installed with new piping and radiators throughout. The external walls and rainwater goods have recently been painted. Three bedroom properties are rare in Langholm and this property must be viewed to be truly appreciated.



Situation

1-3 David Street is located in the centre of Langholm close to amenities including shops, health centre, pharmacy and dentist. 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.

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.

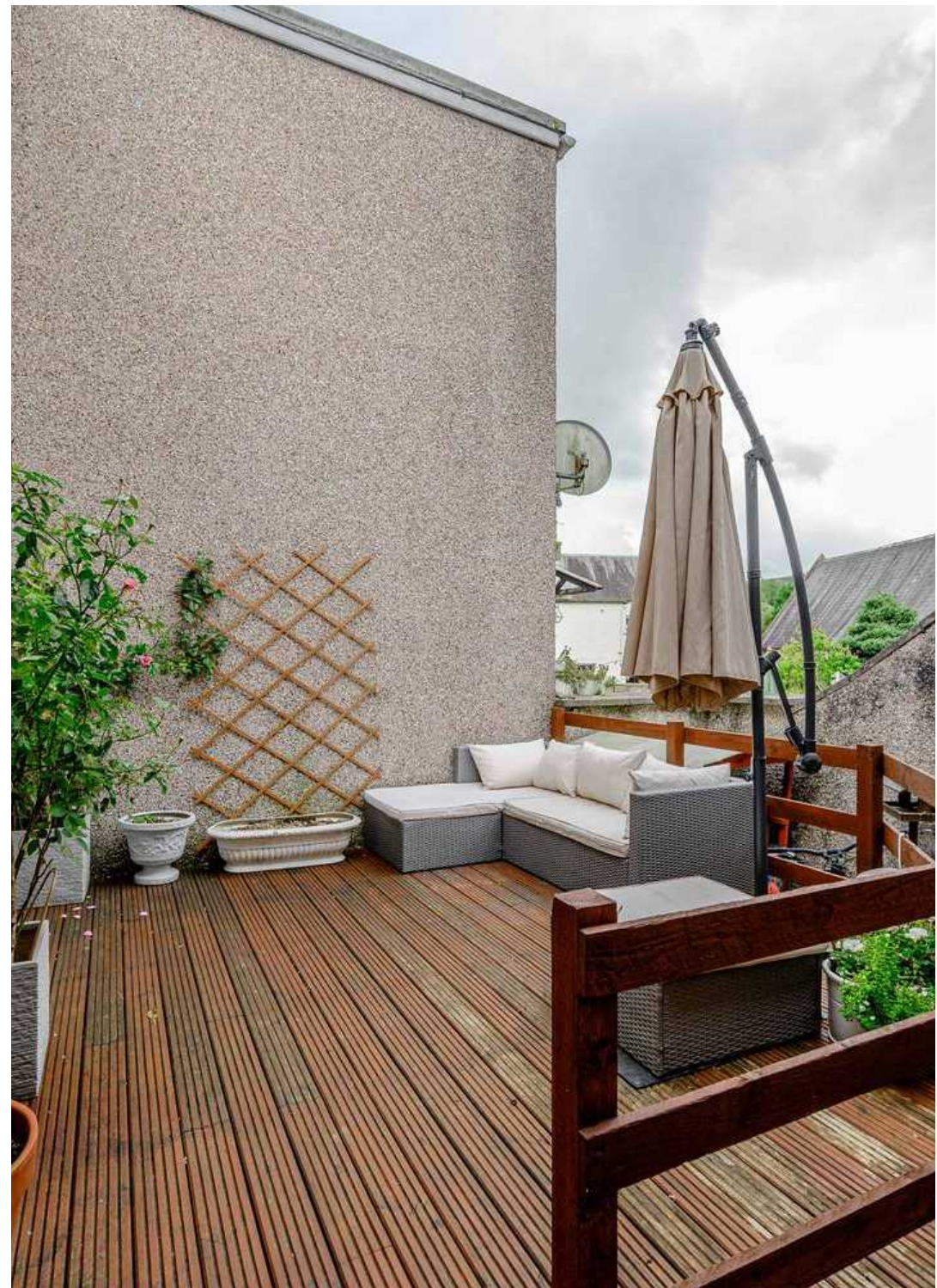
Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: D

Broadband: Standard

Services: 1-3 David Street is serviced by mains water supply, mains electricity, mains drainage and gas central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.



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

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 VA

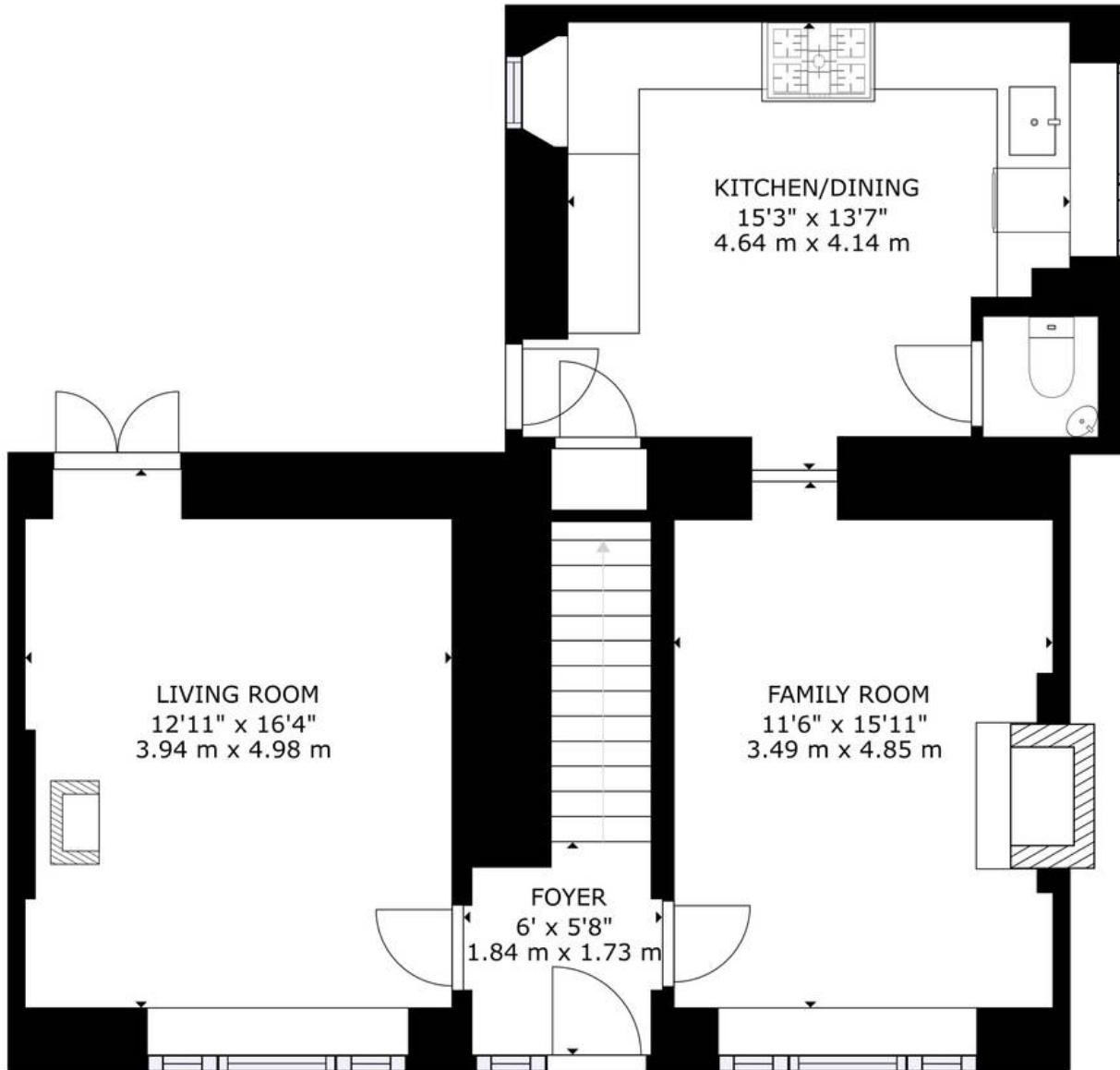
Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their 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.



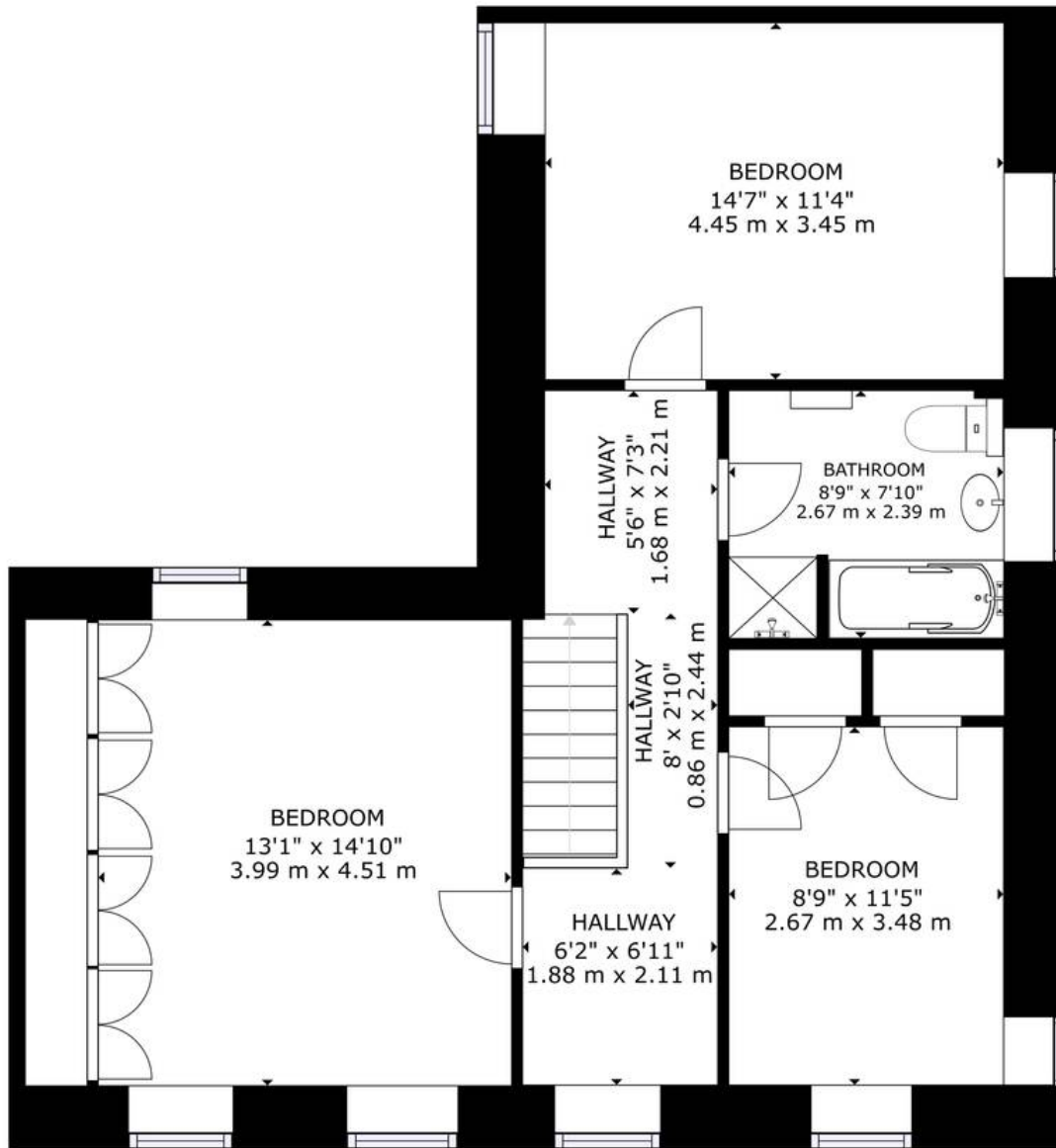






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 792 sq ft, 73.57 m², FLOOR 2: 883 sq ft, 82 m²
 TOTAL: 1675 sq ft, 155.57 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 792 sq ft, 73.57 m², FLOOR 2: 883 sq ft, 82 m²
 TOTAL: 1675 sq ft, 155.57 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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