



2 Langshaw Cottages, Kirtlebridge, Lockerbie, DG11 3LS

Offers Over £150,000

C&D Rural

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- Two bedroom semi-detached stone cottage
- Spacious living room with open fire with stone hearth and surround
- Modern kitchen with integrated electric cooker and hob
- Two large double bedrooms
- Oil central heating
- Large garden patio with garden shed and lawn
- Brick paved driveway
- Lovely rural setting
- Outbuildings available by separate negotiation

Two bedroom semi-detached stone cottage with oil central heating, off-street parking, private garden.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

C&D Rural



2 Langshaw Cottages is a wonderful opportunity to purchase a cosy, two bedroom semi-detached cottage situated in a pleasant rural setting, only a short distance from Kirtlebridge. The property would suit buyers looking to downsize.

The Accommodation

Nestled in a tranquil countryside location, this charming two-bedroom semi-detached stone cottage exudes a welcoming vibe from the moment you set foot inside. Picture yourself unwinding in the spacious living room, complete with an open fire boasting a rustic stone hearth and surround - perfect for cosy evenings with loved ones or a good book.

The modern kitchen, equipped with integrated electric cooker and hob, has plenty of storage in the form of wall and floor units. There are two large double bedrooms with plenty of space for freestanding furniture. The family bathroom has a tiled feature wall, bath with shower over and glazed screen, WC and wash hand basin.

The garden shed and lush lawn provide ample space for gardening enthusiasts or outdoor hobbies. Parking is a breeze with the convenience of the brick paved driveway, ensuring you always have a designated spot for your vehicle.

For those seeking additional storage or workspace, outbuildings are available by separate negotiation.

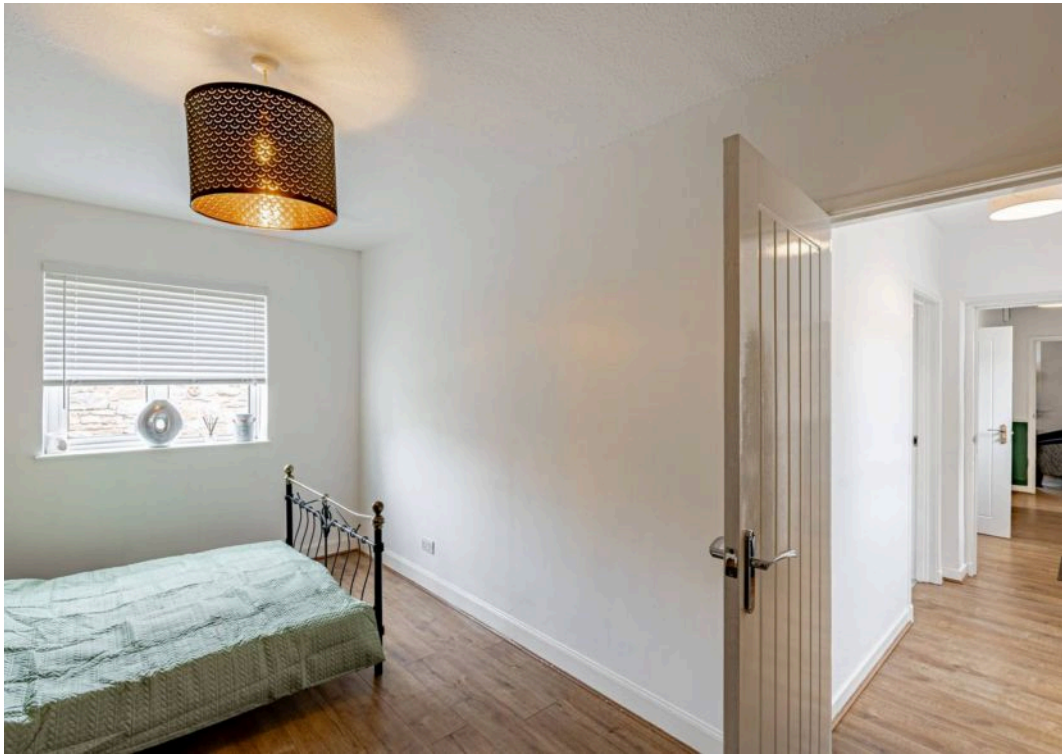
Location Summary

Kirtlebridge is a tranquil village roughly 9 miles southeast of Lockerbie. There are a range of shops and amenities in Lockerbie including a primary and secondary school, medical practice, dentist, public houses and an 18 hole golf course. A wider range of shops and services are available in Dumfries and the M74 provides excellent connections Southbound and Northbound where Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes. Communications to the area are excellent with a train station in Lockerbie, having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr).







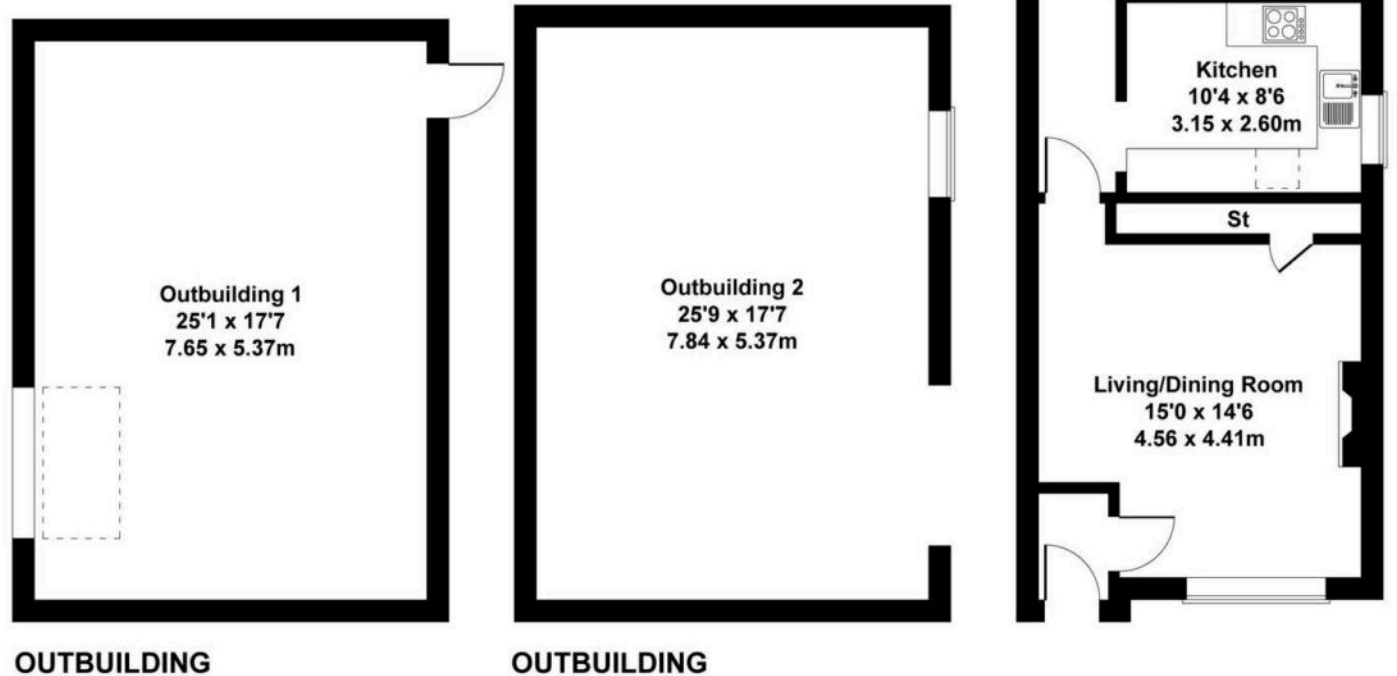






2 Langshaw Cottages

Approximate Gross Internal Area
1647 sq ft - 153 sq m



Not to Scale. Produced by The Plan Portal 2025
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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: E

Broadband: Fibre broadband is assumed to be available and there is good mobile coverage available.

Services: 2 Langshaw Cottages is serviced by mains water supply, mains electricity, septic tank sewerage and oil 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 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 VAT.



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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, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.