



1 Mid Liddle Street, Newcastleton, TD9 0RL

Offers Over £225,000

**C&D Rural**

## 1 Mid Liddle Street, Newcastleton, TD9 0R

- Three bedroom detached bungalow
- Spacious living room with woodburning stove
- Modern family bathroom
- Master bedroom with en-suite
- Lovely and private rear garden
- Driveway and detached single garage
- Oil central heating
- Pleasant views across the Liddle Water
- Situated in the desirable village of Newcastleton

Two/three bedroom detached traditional stone cottage situated in the lovely village of Newcastleton with off-street parking, garage and private garden.

**Council Tax band:** C

**Tenure:** Scottish Heritable

**EPC Energy Efficiency Rating:** E

**CD Rural**



1 Mid Liddle Street is a charming two/three bedroom detached traditional stone constructed cottage with open aspect views across Liddle Water, situated in the desirable village of Newcastleton. This spacious and versatile property features three bedrooms including a master bedroom with en-suite (one could be used as a second reception room), cosy living room, kitchen, conservatory and externally a private garden and single detached garage.

### **The Accommodation**

The front door opens to an entrance vestibule before welcoming a bright and airy entrance hallway with several storage cupboards and doors leading to the rest of the accommodation. The heart of the home is the living room which is neutrally decorated and features a woodburning stove. The kitchen is complete with modern wall and floor cabinets, incorporating an electric oven and hob with overhead extractor fan, sink with mixer tap, under worktop space for white goods and door through to the conservatory. The conservatory is double glazed with tiled floor and provides convenient access to the rear garden.

The bungalow offers either three bedrooms with one reception room or two bedrooms with two reception rooms. The second reception room boasts dual aspect views of the riverside and also features a small woodburning stove. This room is currently being utilised as an office but would also make for an excellent bedroom given its size.



The master bedroom is adjacent and benefits from an en-suite shower room complete with shower cubicle with electric shower, hand wash basin, towel rail and WC.

The third bedroom is well-proportioned and comfortably fits a double bed. The family bathroom has been upgraded beautifully with white and gold tiling, complimentary gold coloured fittings, wall mounted sink with cabinet underneath, WC and a freestanding large bath tub, making it the perfect atmosphere for relaxing.

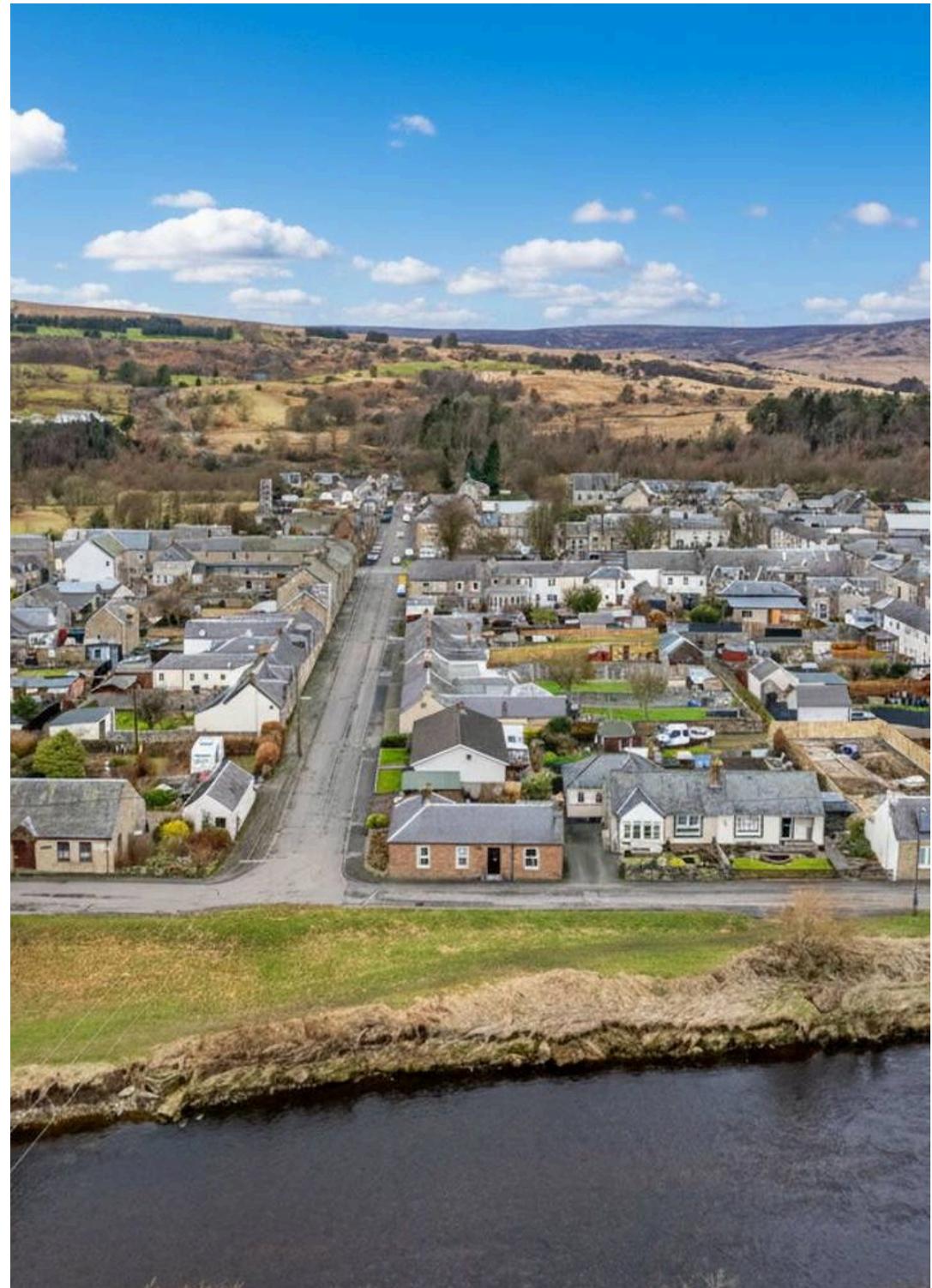
Externally there is off-street parking in the form of a detached single garage. There is also available parking on the riverside. A gate at the side of the property provides access to the rear garden which is laid with both paving slabs and grass. The surrounding area welcomes a variety of riverside and woodland walks.

### **Location Summary**

The property is situated in the village of Newcastleton which lies in the attractive Liddesdale Valley of the Scottish Borders. The village is home to the Newcastleton Music Festival and benefits from facilities catering for every day needs, including shops, bank, health centre and primary schooling, secondary schooling in Hawick or Langholm. There are an abundance of activities available for those with an interest in sporting and country pursuits and interesting popular local attractions such as Kielder Water and Hermitage Castle close by. For all this is a rural locale, it is surprisingly accessible - with Scottish Borders towns including Hawick (around 18 miles distant), Jedburgh (25 miles) and Langholm (9 miles) all easily reachable. Southbound, the M6 and M74 can be accessed in about half an hour by car and Carlisle is approximately 24 miles away.

### **What 3 Words**

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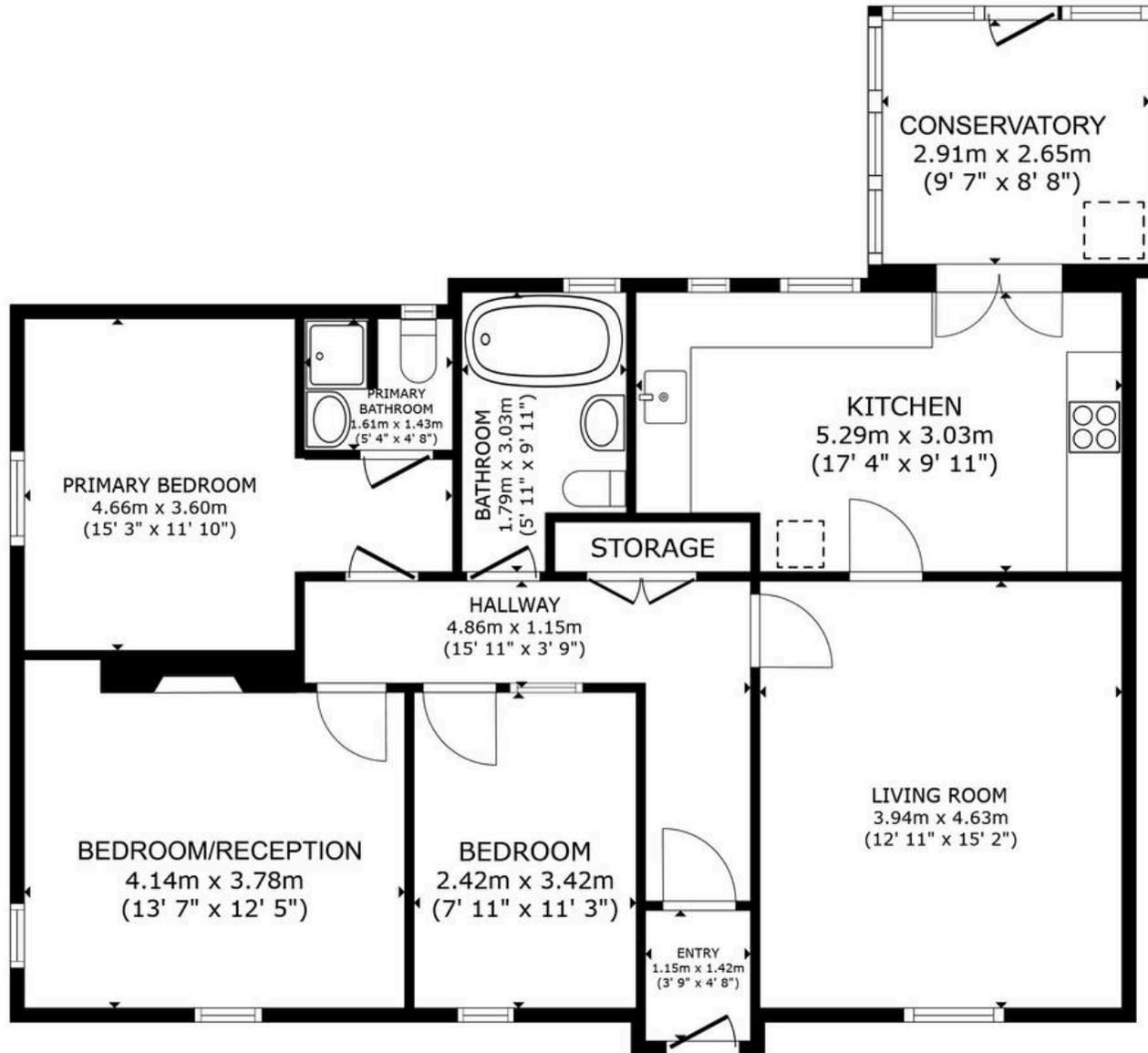












**FLOOR PLAN**

GROSS INTERNAL AREA  
 FLOOR PLAN 100.3 m<sup>2</sup> (1,079 sq.ft.)  
 TOTAL : 100.3 m<sup>2</sup> (1,079 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:** E

**Broadband:** Fibre broadband is available and there is good mobile coverage.

**Services:** 1 Mid Liddle Street is serviced by mains water supply, mains electricity, mains drainage 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](http://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.

# C&D Rural

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