

Langholm

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39 Townfoot, Langholm

DG13 0EH

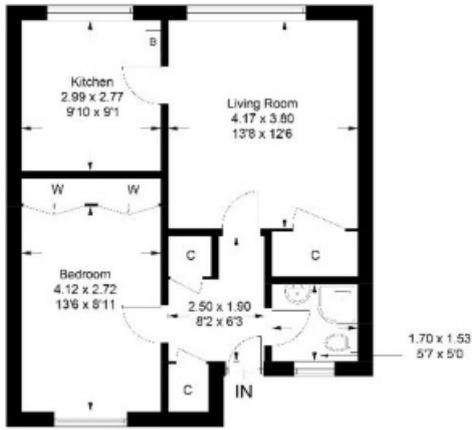
Offers Over £55,000



39 Townfoot is a one bedroom ground floor self-contained maisonette situated in a location which is ideal for access to all local amenities. The property benefits from gas central heating and full double glazing throughout. The accommodation comprises of: entrance hall, lounge with south facing window; fitted kitchen with gas hob, electric oven and overhead fan, one double bedroom with built-in double wardrobes and a shower room. Externally there is a patio and grassed area with clothes drying facilities. Residents parking is available at the rear. This property would be a great purchase for the first time buyer or as an investment.

39 Townfoot, Langholm

Approximate Gross Internal Area = 48.0 sq m / 527 sq ft



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Entrance Hall
Living Room
Kitchen
Bedroom
Shower Room
Two Storage Cupboards

Outside
Patio
Communal Garden Area
Residents Parking

Situation

Langholm, also known colloquially as the 'Muckle Toon', is a burgh in Dumfries and Galloway in southern Scotland. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. It is the traditional seat of Clan Armstrong with its most famous descendant being Neil Armstrong, the first man to walk on the Moon. Langholm sits 8 miles North of the Anglo-Scottish Border on the A7 road running between Edinburgh in east central Scotland and Carlisle in North-West England. Edinburgh is 73 miles to the north, Newcastleton is around 10 miles to the East and Carlisle 19 miles to the South. The town hosts various amenities including a health centre, primary and secondary school and youth facilities. There is a library, supermarket and a range of independent shops and businesses, hotels, a 24 hour petrol station, a sports centre and a golf course. The Buccleuch Centre is a busy venue for entertainment and community events and also has its own café.

Fixtures and Fittings

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the oven, hob and cooker hood in the kitchen.

Services

Mains electricity, water, gas and drainage.

EPC

D.

Council Tax

A.



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