

**Langholm**

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**CULLEN KILSHAW**  
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## 30 West Street, Langholm.

DG13 0DU

**OFFERS OVER £80,000**



30 West Street is a well presented bright and airy two bedroom and two reception room double upper maisonette perfect for the first time buyer or for investors looking to expand their portfolio. The property has modern facilities together with full double glazing and gas central heating. Accommodation comprises:- Entrance Hall, Two Reception Rooms, Bathroom, Kitchen, Two Double Bedrooms and ample Storage Cupboards.

The maisonette is located within easy walking distance of Langholm town centre with its excellent array of amenities including convenience stores, shops, hotels and cafes, Primary and Secondary schools, Buccleuch Centre/Arts Theatre and Health Centre.

Langholm is situated on the main A7 Trunk Road from Carlisle to Edinburgh. The city of Carlisle being a 25 minute drive away, giving access to the M6 and motorway network.



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DG13 0DU

**OFFERS OVER £80,000**

Entrance  
Entrance Hall  
Stairs to First Floor Landing  
Living Room  
Dining Room  
Kitchen  
Bathroom  
Stairs to Second Floor Landing

Second Floor  
2 Double Bedrooms  
2 Storage Cupboards

#### 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 fridge, freezer and washing machine in the kitchen.

#### Services

Mains water, electricity, gas and drainage.

#### EPC

D.

#### Council Tax

B.



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