

# Henderson & Mackay

SOLICITORS & ESTATE AGENTS

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## 7 High Street Langholm DG13 0JH

Semi-detached townhouse with attractive granite frontage. The property is ideal as a centrally-located small family home, but might be considered for beneficial improvement. Alterations might also be considered, but there is the possibility (subject to necessary permissions) of incorporation of outbuildings into the main property, or the creation of separate accommodation. There is a shared courtyard to the rear, with shared pedestrian access, and also a shared vehicular access to the rear, with garage.

- Lounge & second reception room.
- Kitchen area.
- Two Double Bedrooms & one Single.
- Shower room with modern fittings.
- Double Glazing in the main building, and Electric storage heating.
- Attached " Potting Shed", separate Workshop ( originally part of a separate cottage) , and Garage.
- EPC F

**Offers Over £105,000**

**Viewing by contacting Selling Agents on 01576 202137**

**Home Report available on request.**



Langholm lies between four hills in the valley of the River Esk in the Southern Uplands and is situated 8 miles north of the Scotland- England border on the A7, running between Edinburgh and Carlisle. Edinburgh is 73 miles to the north and Carlisle is 19 miles to the south. Langholm has long established connections with Rugby and the Border Leagues, The Buccleuch Centre, is a well equipped venue providing a regular programme of music and theatre. There is a combined primary and secondary school.

**Hallway** - traditional attractive tiling in the entrance, continuing on to a carpeted area with stairway to the first floor. Ceiling light fitting. Electric storage radiator. Off this:-

**Lounge** - window to the front with vertical blinds and curtains. Carpet. Three-bulb ceiling light fitting. Modern electric storage radiator. An electric flame-effect fire gives a focus to the room. Stairs lead up to a half-landing, with further short flights to the front and back of the building. There is accommodation as follows :-

**Bedroom 1** - This is a double, with a window overlooking the rear courtyard. The roller blind and curtain are included. It is carpeted, and has wall lights. Storage radiator.

**Shower room**- This also lies to the back of the property, with an opaque window, and included roller blind. It has new modern fittings, including a large shower cubicle with perspex screens and door. Electric shower. Modern electric storage radiator. WC in white, and matching sink set in a unit with down-lit mirror above. Ceiling light fitting and shaving point. Vinyl flooring. Respatex panelling on the walls.

**Bedroom 2** - this overlooks the street to the front and curtains are included. Ceiling light fitting and wall lights. Electric storage radiator. Carpet.

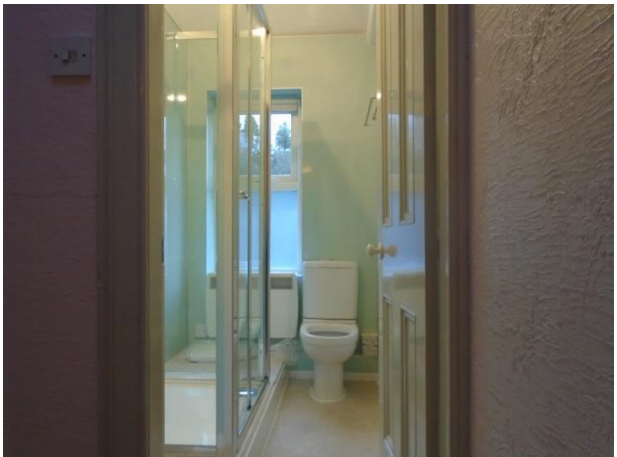
**Bedroom 3** - This is a single room with a window to the front. Curtains are included as is the carpet. Ceiling light fitting.

Returning to the hallway, which continues through to:-

**Reception/Dining Room** - window overlooking the rear with curtains. There are traditional elements in this room including a capped but open fireplace, with tiled hearth surround and mantle, as well as a pulley-airer on the ceiling and parquet flooring. Ceiling light fitting. Electric storage radiator. There are built-in cupboards, as well as kitchen units, and there is a wall recess with glazed shelving. Off this lies:-

**Kitchen-area** - Although light and bright, with two single-glazed windows overlooking the rear courtyard, with blinds, and a further glazed upper panel in the rear door, this is a traditional small kitchen area. However, there is possibility of extension into the adjacent "Potting Shed". The room currently has space for appliances, with a wall-mounted extractor hood. There a number of floor-standing and wall storage units, and there is a one- and-a half bowl ceramic sink with side drainer. Electric storage heater. Vinyl flooring.

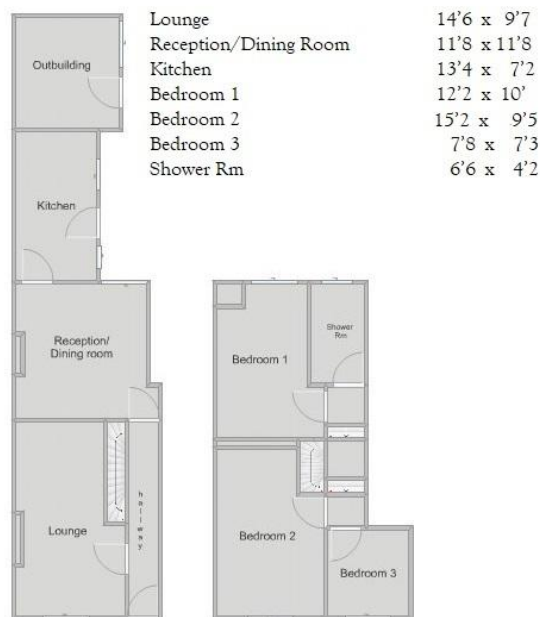
**Outside** - The rear door opens onto a sheltered cobbled courtyard. Attached to the Kitchen is an **Outbuilding** (The "Potting Shed") containing the original coal bunker, but which could be removed. It is lit and powered, and has a skylight in the roof, and the door has an upper glazed panel. There are various benches but it could (subject to necessary permissions) be used to extend the living- accommodation. Across the courtyard lies what was originally a separate Cottage, but the part belonging to the property is currently use as a **Workshop**. It could be converted (again subject to necessary permissions) but it currently provides a sizeable area for storage, including in the floored roof area, and there are a number of work benches and cupboards. There is window to the room, and an old fireplace. There is shared access to both sides of the courtyard. To one side, this is pedestrian access only, but on the other, there is vehicular access from the street, this leading to a further connected courtyard, with a row of three traditional stone-built **Garages**, one of which pertains to the property. Again, it has a floored storage area in the roof, and there is a traditional skylight. However, the building is lit and powered. Wooden double doors.







All measurements are approximate and are taken at widest and longest points of the room



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**More pictures and information available on request or at –**  
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Measurements are approximate and for guidance only. In particular, we caution against their use when assessing or ordering furniture, fittings, carpets, etc. Where floor plans are drawn, please note that they are not to scale and are for illustrative purposes only. Photographs are purely illustrative and not indicative of the extent of the property or what is included in the sale.

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