

**Langholm**

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## 44 Meikleholmside, Langholm

DG13 0PW

**Offers Over £80,000**



44 Meikleholmside, Langholm is a 2 bedroom mid terrace dwellinghouse situated on the outskirts of the town giving open access to the surrounding countryside with its many walks and spectacular views. The property has full double glazing and gas central heating throughout and the accommodation briefly comprises: kitchen/dining area, living room, two double bedrooms and a family bathroom. To the front of the property there is a yard and integral storage area. To the rear there is a small lawn and gravelled area. This property would be ideal for the first time buyer or as an investment for the rental market.

# 44 Meikleholmside, Langholm

DG13 0PW

Offers Over £80,000

Ground Floor  
Entrance Vestibule  
Hallway  
Dining/Kitchen  
Living Room

First Floor  
Two double Bedrooms  
Bathroom

Outside  
Yard at Front  
Integral Storage Area  
Gravel and Lawn Area to Rear



## 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 fitted units in the bedroom.

## Services

Mains water, electricity, gas and drainage.

## EPC

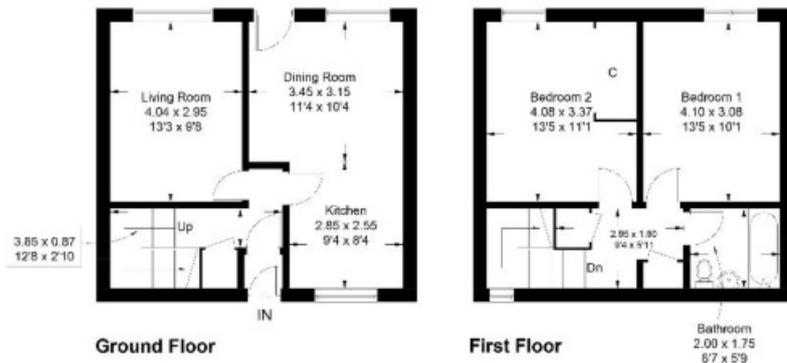
D.

## Council Tax

B.



Approximate Gross Internal Area = 79.0 sq m / 850 sq ft



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