

Langholm
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35 Meikleholmside,
Langholm, DG13 0PW

Offers Over £80,000



35 Meikleholmside is a well-presented two-bedroom mid-terrace link house situated on the outskirts of the popular town of Langholm. The property enjoys a convenient position with easy access to the surrounding countryside and a variety of popular walking routes making it an appealing choice for those seeking a balance between town and country living. The property is entered through a UPVC entrance door into a welcoming hallway providing access to the ground floor accommodation. The spacious living room is a comfortable and inviting reception space featuring a gas fire and offering a pleasant area for relaxation. The separate fitted kitchen and dining area features attractive wooden country-style units with ample space for a dining table. A rear hallway provides access to the garden via a UPVC door. Upstairs there are two comfortable bedrooms and a family bathroom fitted with a shower over the bath. The property benefits from full double glazing and gas central heating providing comfort and warmth throughout the year. To the rear is an easily maintained garden laid predominantly with paving and gravel providing a practical outdoor space for relaxing or entertaining. Langholm offers a good range of local amenities including shops, hotels, cafés, health centre and both primary and secondary schools. The town is surrounded by attractive countryside providing excellent opportunities for walking and outdoor pursuits. Carlisle is approximately 19 miles away offering a wider range of shopping, leisure and transport facilities. 35 Meikleholmside presents an excellent opportunity for first-time buyers, couples, small families or those looking for a manageable home within easy reach of both local amenities and the countryside.



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Entrance Hall
Storage Cupboard
Living Room
Kitchen/Dining Area
Rear Hall

First Floor
2 Double Bedrooms
Bathroom

Outside
Integrated Storage Compartment
Fully Enclosed Garden

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 curtains, blinds, carpets and floor coverings throughout the property are included in the sale price.

Services

Mains water, electricity, gas and drainage.

EPC

D.

Council Tax

B.



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