

**Langholm**

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## 20 Thomas Telford Road

Langholm, DG13 0AP

**Offers In The Region Of £135,000**



20 Thomas Telford Road is an end-terraced three-bedroom house conveniently situated within easy walking distance of local schools and amenities in Langholm. Benefiting from gas central heating and double glazing the property offers practical family accommodation with the added advantage of a spacious attic room.

The ground floor comprises a upvc entrance door leading into the hallway, a living room with a double-glazed window to the front and a door leading to a good sized fitted kitchen to the rear. A door leads to a utility room with additional storage available in the understairs cupboard. A upvc door provides access outside to an enclosed rear yard and a communal drying green on the riverside.

On the first floor there are two double bedrooms, a single bedroom and a fully tiled family bathroom fitted with a bath and electric shower over.

Also on the first floor within a walk-in cupboard are wooden steps leading up to a large attic room with a window, a velux window and useful under-eaves storage offering versatile additional space.

Ideally located close to schools and the amenities of Langholm this property would suit families, first-time buyers or those seeking a home with flexible living space.



# 20 Thomas Telford Road

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Entrance Hall  
Living Room  
Kitchen  
Utility Room

First Floor  
2 Double Bedrooms  
1 Single Bedroom  
Bathroom  
Access to Attic Room

Outside  
Enclosed Yard  
Communal Riverside Drying Green

## 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.

## Services

Mains water, electricity, gas and drainage.

## EPC

C.

## Council Tax

C.



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