

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Kirk Wynd, Langholm,

DG13 0JD

Offers Over: £165,000



17 Kirk Wynd, Langholm is brought to the market in impeccable condition and offers spacious family accommodation throughout. This delightful four bedroom, two bathroom property sports an abundance of attractive features that should appeal to prospective buyers, inclusive of the new, modern bathroom suites and fitted kitchen, its central location and off-street parking by way of a single garage.



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INTERNAL ACCOMMODATION

Hallway, lounge, dining kitchen, master bedroom, shower room, bedroom 2, bedroom 3, bedroom 4 and family bathroom

EXTERNAL ACCOMMODATION

Garden grounds to the rear which are well maintained and private, as well as off street parking by way of a single garage.



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.

Description:

17 Kirk Wynd, Langholm is brought to the market in impeccable condition and offers spacious family accommodation throughout. Built in approximately 1935 and extending to an impressive 159sqm, this delightful four bedroom, two bathroom property sports an abundance of attractive features that should appeal to prospective buyers - inclusive of the newly installed, modern bathroom suites and fitted kitchen, its central location and off-street parking by way of a single garage. Perfect for the family, or those looking for a property with the potential of having a home office or two, 17 Kirk Wynd also sports a well maintained garden to the rear which is fully enclosed, mainly laid to lawn and enjoys natural sun light throughout the majority of the day. Viewings come highly recommended in order to fully appreciate this beautiful addition to the market.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

E

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Home report Value:

£165,000

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.