

**Langholm**  
Call 01387 380482

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 28 West Street Langholm

DG13 0DU

**Offers Over £62,000**



28 West Street is a spacious 3 bedroom top floor flat located in a quiet residential area of Langholm within easy walking distance of all local amenities. To the rear is a good sized communal yard and drying area. The property would be ideal for the first-time buyer or as an easily maintained investment property.



# 28 West Street Langholm

DG13 0DU

Offers Over £62,000

Accommodation:-  
Entrance Stairwell  
Hall  
Living Room  
Kitchen  
Bathroom  
3 Bedrooms  
Double Glazing  
Gas Central Heating  
Communal Yard  
Drying Area



## 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.

## Fixtures and Fittings:

All light fittings, carpets and floor coverings throughout the property are included in the sale price.

## Services:

Mains drainage, water, electricity and gas. Double glazing.

## EPC:

D

## Council Tax Band:-

A

## Entry:

by mutual agreement



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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.

Full members of:

