

Langholm

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 South Hermitage Street

Newcastleton, TD9 0QG

Offers Over £220,000



Located in the heart of the popular Borders village of Newcastleton, 22 South Hermitage Street is a deceptively spacious and extended mid-terrace cottage offering flexible family accommodation and generous outdoor space. The ground floor features two large reception rooms, providing excellent space for both relaxation and entertaining. The modern fitted kitchen flows seamlessly into a bright utility room, where full-height windows and patio doors create a light-filled space with direct access to the rear garden. Also on the ground floor is a contemporary family bathroom fitted with a mains shower over a P-shaped bath. A double bedroom overlooking the garden to the rear and a separate toilet with wash hand basin offering flexible living arrangements suitable for a variety of buyers. Upstairs, the property boasts three further double bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. Externally, the property continues to impress with a fully enclosed, generously sized rear garden designed for low-maintenance enjoyment, featuring patio paving and artificial grass. A paved driveway provides valuable off-street parking and is accessed via double gates opening onto the side lane. Additional storage is available within a stone-built shed and a timber garden shed. Further benefits include oil-fired central heating and full double glazing throughout. Situated within the highly regarded village of Newcastleton the property enjoys easy access to local amenities, scenic countryside walks and a welcoming community atmosphere making it an ideal family home or countryside retreat.



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Entrance Hall
L Shaped Hallway
Living Room
Sitting/Dining Room
Kitchen
Utility Room
Bathroom
Bedroom 1
Toilet

First Floor
3 Double Bedrooms
1 En-suite Shower Room

Outside
Fully Enclosed Garden
2 Stone Built Sheds
1 Timber Built Shed
Driveway & Parking

Situation

The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities, leisure facilities and a well-regarded primary school as well as a wealth of community spirit and functions - inclusive of 'Copshaw Festival'. A few miles from the border with England, on the Liddel Water, is the site of Hermitage Castle, a historic site which attracts tourists throughout the year and is open seasonally. Newcastleton is 10 miles east of Langholm, 17 miles south of Hawick, 24 miles north of Carlisle and 74 miles south of Edinburgh.

Fixtures and Fittings

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

Services

Mains water, electricity and drainage. Oil fired central heating.

EPC

F.

Council Tax

D.

