



Meikledalehaugh, Langholm, DG13 0HW

Offers Over £215,000

C&D Rural

Meikledalehaugh, Langholm, DG13 0HW

- Detached two bedroom cottage
- New carpets and recently decorated
- Generous living room with multi-fuel stove
- Separate dining area off kitchen
- Graveled driveway
- LPG central heating
- Good sized garden with lawn and pond
- Situated approximately 6 miles North of Langholm
- No onward chain

Detached two bedroom cottage with generous gardens, off-street parking and LPG central heating.

Council Tax band: C

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: F

C&D Rural



Meikledalehaugh Cottage is an exciting opportunity to acquire a spacious two bedroom detached cottage situated in a rural setting only 5 miles North of Langholm. Set in a generous plot with well maintained gardens and a gravelled driveway, the property benefits from LPG central heating and is double glazed throughout.

The Accommodation

The front door opens into an entrance hall with doors leading into the living room and both bedrooms. The living room features dual aspect windows and a large multi-fuel stove set on a sandstone hearth in a brick fireplace. There are new carpets fitted to the bedrooms and living room. Both bedrooms are well-proportioned with one being larger than the other.

The property can also be accessed from the side porch which had a new fibre glass roof installed around 3 years ago. The rear entrance hallway gives access to the bathroom, kitchen and dining room. There is a very useful pantry cupboard in the hallway with built-in shelving. The bathroom is decorated with partially timber paneled walls and comprises a spacious corner bath, WC and hand wash sink.

The kitchen is fitted with a range of floor and wall units including a 1.5 bowl stainless steel sink and benefiting from an integrated fridge/freezer. There is a large cupboard in the corner hiding the boiler for the central heating. An archway leads through to the dining area where there is excellent scope to install double French doors which would open into the garden (subject to planning consents).

The garden is mostly laid with grass, with a selection of mature trees and shrubbery around the border creating a secluded area for enjoying the outdoors. There is a man-made pond in the garden and a lovely selection of plants which border the property. At the rear there is a gravelled driveway for parking however parking is also available at the front of the property on the old A7. A timber shed, coal bunker and outdoor store completes the outside.



Location Summary

Meikledalehaugh Cottage is situated approximately 5 miles north of Langholm, in a secluded private setting and surrounded by beautiful countryside. The property enjoys an ideal location for exploring the Borders countryside, with a strong equestrian/common riding tradition and a variety of sport and outdoor pursuits. There is good sea trout fishing available on the nearby Border Esk. Carlisle is situated 25 miles to the south, with access to the M6/M74 whilst Edinburgh is approximately 75 miles to the north.

What 3 words

///splints.happy.quench















FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 92.1 m² (992 sq.ft.)
TOTAL : 92.1 m² (992 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Services: Drainage is to a private septic tank which has been registered with SEPA.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.