



3 Parliament Square, Langholm - DG13 0JG

Offers Over £85,000

C&D Rural

3 Parliament Square

Langholm

- Two bedroom terraced stone cottage
- Modern kitchen with integrated electric oven and hob
- Spacious living room with woodburning stove
- Family bathroom with electric shower over bath
- Gas central heating
- On-Street Parking
- Excellent holiday let potential
- Central location within walking distance to the high street
- No onward chain

Two bedroom terraced stone cottage with spacious living room, modern kitchen, gas central heating and on-street parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

C&D Rural



The **Accommodation**

The front door opens to stairs leading to the first floor and doors off to the kitchen and living room. The kitchen is fitted with a range of modern kitchen units with wooden worktops incorporating a ceramic sink with mixer tap and electric oven and hob. The white goods are included in the sale. There is plenty of shelving available and storage built under the stairs. For dining, there is plenty of space for a good sized dining table. On the opposite side of the house there is a spacious living room which benefits from a large wood burner set in a stone fireplace.

Upstairs there is a large, double bedroom and smaller bedroom which will fit a double bed. The family bathroom is complete with bath and electric shower over, basin and w.c. Outside there is parking out-front for one car and there is an area for storing bins and plants. Nearby there is additional parking available behind the town hall and the property is only a short distance from the high street and local parks/walks.



Location Summary

3 Parliament Square is located in the centre of Langholm. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well known for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course and both primary and secondary schools.

Most required amenities are also available in the City Centre of Carlisle to include a wider range of shops, access to the M6 and the mainline trains. There are also further amenities and transport links in Lockerbie, approximately 13 miles away. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.



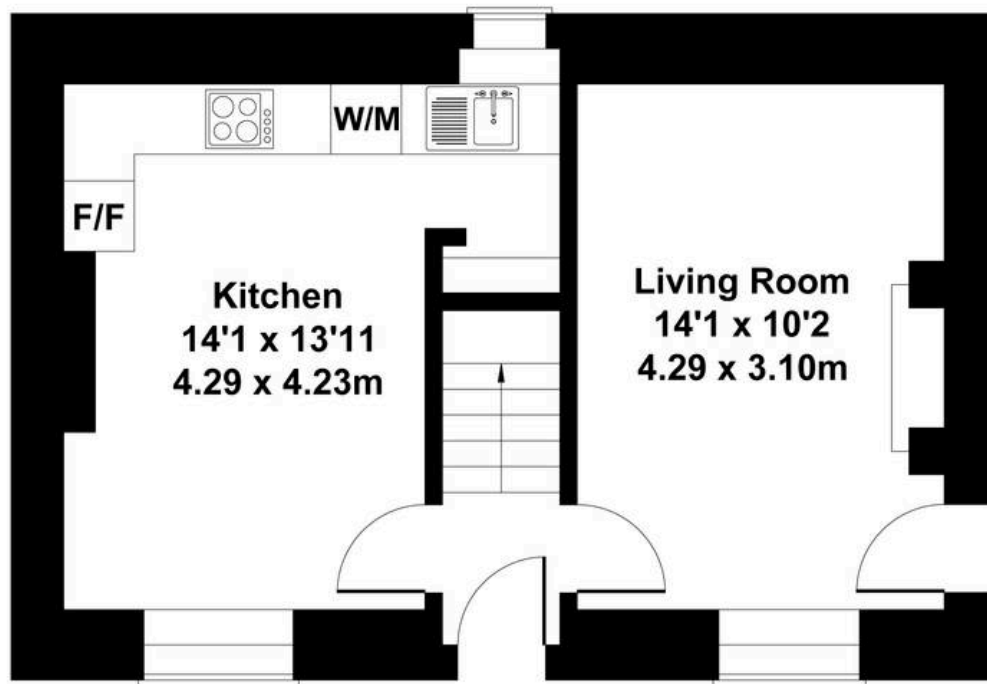




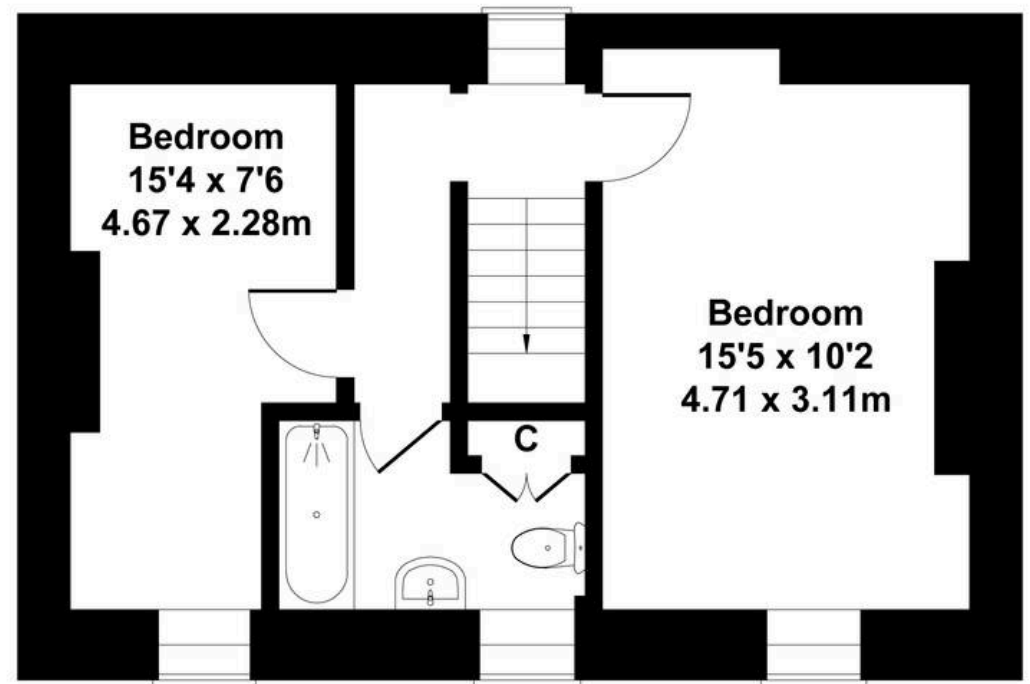


3 Parliament Square

Approximate Gross Internal Area
753 sq ft - 70 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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. White goods are included.

Planning: The property is situated in a conservation area.

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 and Instagram on [@cdrural](https://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.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

You can include any text here. The text can be modified upon generating your brochure.

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.