

61 Caroline Street, Langholm - DG13 0AG

Guide Price £50,000

C&D Rural

61 Caroline Street

Langholm

- Ground floor 1 bedroom flat
- On street parking
- Amenities in walking distance
- Garden to rear
- Original fireplace that could be reinstalled

61 Caroline Street is a 1 bedroom ground situated in the heart of Langholm. With on street parking and a garden to the rear it offers the perfect opportunity for a first time buyer or retiree.

Council Tax band: A

Tenure: Heritable

EPC Energy Efficiency Rating: C

C&D Rural



61 Caroline Street is a 1 bedroom ground floor flat situated in the heart of Langholm. With on street parking and a garden to the rear it offers the perfect opportunity for a first time buyer or someone looking to retire.

The Accommodation

The front door opens into a welcoming hallway, providing access to the bedroom, living room, kitchen and bathroom.

Located at the heart of the property, the spacious living room is an open and versatile area featuring the original fireplace. This could potentially be reinstated to create a fantastic focal point and add character to the room.

The bedroom is situated at the front of the property and benefits from plenty of natural light, as well as a fitted double wardrobe providing excellent storage. The kitchen features a large skylight, allowing plenty of natural light into the space. There is ample storage with a good range of wall and floor units, along with space for appliances. The bathroom comprises a toilet, wash hand basin and bath with an electric shower over, together with useful built-in storage cupboards.



This property would make an ideal home for a first-time buyer or retiree seeking convenient, ground-floor, single-storey living. To the rear, the garden provides a private outdoor space with excellent potential to be transformed into a low-maintenance space for the new owner. The property also benefits from access to the rear via the side lane.

Situated in the heart of Langholm, the property is within easy walking distance of a range of local amenities and everyday essentials. There is also on-street parking nearby.

Location Summary

Caroline Street is located in central Langholm, Dumfries and Galloway, within the town's historic conservation area. The surrounding area is predominantly residential, with traditional stone-built properties. The street is conveniently positioned close to local shops, schools, amenities and public transport.

The area also offers excellent opportunities for walking, with a network of waymarked routes through the surrounding countryside, woodland and along the River Esk.



61 Caroline Street is a 1 bedroom ground floor flat situated in the heart of Langholm. With on street parking and a garden to the rear it offers the perfect opportunity for a first time buyer or someone looking to retire.

The Accommodation

The front door opens into a welcoming hallway, providing access to the bedroom, living room, kitchen and bathroom.

Located at the heart of the property, the spacious living room is an open and versatile area featuring the original fireplace. This could potentially be reinstated to create a fantastic focal point and add character to the room.

The bedroom is situated at the front of the property and benefits from plenty of natural light, as well as a fitted double wardrobe providing excellent storage. The kitchen features a large skylight, allowing plenty of natural light into the space. There is ample storage with a good range of wall and floor units, along with space for appliances. The bathroom comprises a toilet, wash hand basin and bath with an electric shower over, together with useful built-in storage cupboards.

This property would make an ideal home for a first-time buyer or retiree seeking convenient, ground-floor, single-storey living. To the rear, the garden provides a private outdoor space with excellent potential to be transformed into a low-maintenance space for the new owner. The property also benefits from access to the rear via the side lane.

Situated in the heart of Langholm, the property is within easy walking distance of a range of local amenities and everyday essentials. There is also on-street parking nearby.

Location Summary

Caroline Street is located in central Langholm, Dumfries and Galloway, within the town's historic conservation area. The surrounding area is predominantly residential, with traditional stone-built properties. The street is conveniently positioned close to local shops, schools, amenities and public transport.

The area also offers excellent opportunities for walking, with a network of waymarked routes through the surrounding countryside, woodland and along the River Esk.

General Remarks & Stipulations













GROSS INTERNAL AREA
FLOOR 1: 483 sq ft, 44.83 m²
TOTAL: 483 sq ft, 44.83 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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: The property is served by mains drainage, water and gas.

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.

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
T: 01228 792 299 | E: office@cdrural.co.uk

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.