



C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Junction 44/M6/City of Carlisle 17 miles, Gretna 15 miles, Longtown 11 miles
(All distances approximate)

16 CHARLOTTE STREET, LANGHOLM, DUMFRIESSHIRE



A pleasant two bedroom maisonette with excellent views to the rear over the town and towards the surrounding hills plus tastefully decorated and modernised accommodation. The property is conveniently situated close to all town centre facilities and schools and for access to delightful walks in the surrounding Eskdale Hills, woods and rivers. The M6 is also readily accessible at Carlisle where most required amenities and other services are available.

The property is well equipped with accommodation briefly comprising on the first floor, living room, kitchen, bathroom and bedroom with a double bedroom on the upper floor. This double bedroom has a large picture window to take advantage of the excellent view and potential to also be used as the main living room. 16 Charlotte Street is an ideal property for a first time buyer or for buy to let purposes and is well worth internal inspection.

GUIDE PRICE: £75,000



17/19 High Street • Longtown • Carlisle • Cumbria • CA6 5UA

Tel: (01228) 792299 - Fax: (01228) 792284

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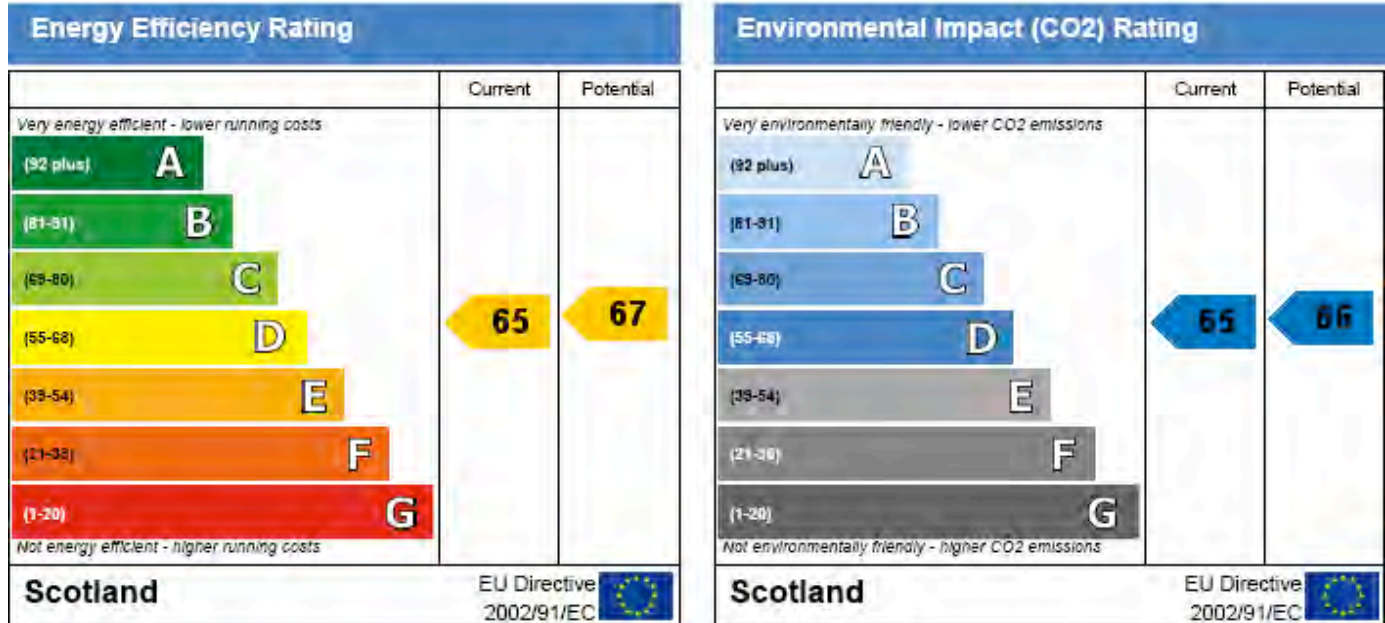
Nearby riverside path

SITUATION	Langholm is an attractive town of stone built houses in a picturesque setting on both banks of the River Esk with the back drop of Whita Hill and the Monument. The town is situated in Eskdale, Dumfriesshire, in the Scottish border country and at the junction of three rivers which are surrounded by extensive areas of hill and forest. Langholm is an excellent location for walking and country pursuits and has a good range of amenities to include a supermarket and Junior and Secondary Schools, with a full range of facilities available in the City of Carlisle. Edinburgh is also approximately 70 miles away via the A7 tourist route. Charlotte Street is a residential cul de sac which runs down to the river bank and riverside path and is a short walk from the town centre and also the Cooperative supermarket.
DIRECTIONS	The A7 trunk road runs through the centre of Langholm. On entering Langholm from the south (Carlisle) take the left turning into Waverley Road and the second right into Maxwell Road. Charlotte Street is the first turning on your left as for the following location plan.
SERVICES	The property has mains water, electricity, gas and sewerage with a gas fired central heating system to radiators throughout the principal accommodation other than the kitchen.
LOCAL AUTHORITY	Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.
COUNCIL TAX	The property is in council tax band A.
POST CODE	DG13 ODZ
ADDITIONAL ITEMS	The carpets, curtains, cooker and fridge freezer are included in the sale price. Other furnishings maybe available by further negotiation.
POSSESSION	Early vacant possession available on completion. No chain involved.
SOLICITORS	McJerrow & Stevenson, 55 High Street, Lockerbie, DG11 2JJ. Tel: 01576 202123, FAO Dorothy Grunwell.
OFFERS	Offers for the property should be submitted in Scottish Legal Form to C & D Property Services, 17/19 High Street, Longtown, Carlisle CA6 5UA. Those parties wishing to be informed of a closing date for offers, should notify the selling agents of their interest, as soon as possible, to ensure they are contacted. The Vendor and selling agents, however, reserve the right to sell privately and without imposing a closing date and do not bind themselves to accept the highest or any offer.
VIEWING	Strictly by appointment only with the agents on 01228 792299.

HOME REPORT

This property was first marketed prior to the requirement for a full Home Report. An Energy Performance Certificate is available on request with an extract shown below.

Address: 16 CHARLOTTE STREET, , , LANGHOLM, DG13 0DZ
RRN: 9190-2004-5020-0398-7115



ACCOMMODATION

The accommodation lies on the first and second floors of the building and briefly comprises approximate measurements:-

A front door leads to an entrance vestibule with staircase to a first floor landing with storage cupboard and radiator and providing access to;

Living Room

11'2" x 11'6" (3.41m x 3.52m) which is presently used as a double bedroom with radiator, built-in shelves and cupboard, ceiling coving and a pleasant view to the rear.

Kitchen

5'11" x 8'9" (1.82m x 2.68m) having white fitted wall and base kitchen units, an Indesit slot in cooker with hood over, a whirlpool fridge freezer, a stainless steel 1½ bowl single drainer sink and plumbing for a washing machine.

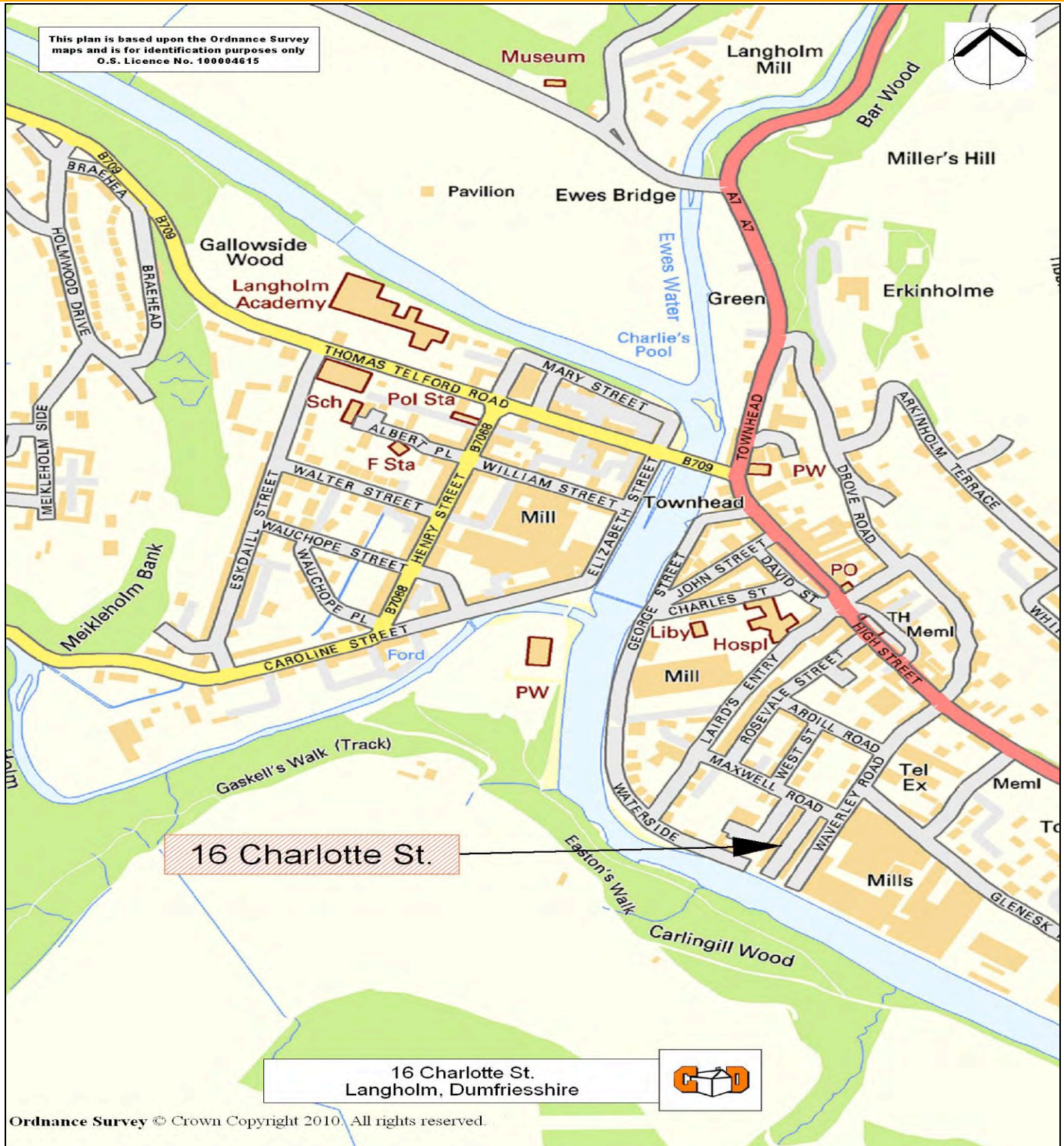
Bedroom 11'2" x 11'7" (3.4m x 3.51m) with radiator,

Bathroom 6' x 6'2" (1.84m x 1.9m) having a white three piece bathroom suite comprising a panelled bath, pedestal wash hand basin and w.c. The room is part tiled with electric shower unit over the bath.

A staircase leads to the upper floor where there is a small landing with storage cupboard and providing access to;

Bedroom 16'5"max x 14'5" (5.02 max x 4.3m measured into the dormer window). This room is presently used as a living room to take advantage of the splendid view over the town and towards the surrounding hills. There is a partial coombed ceiling, radiator, wall mounted electric fire and storage cupboard.

This plan is based upon the Ordnance Survey maps and is for identification purposes only
O.S. Licence No. 100004615



16 Charlotte St.

16 Charlotte St.
Langholm, Dumfriesshire



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