



Whitaside

Langholm, DG13 0JS

Offers Over £270,000



- Spacious Detached Bungalow
- Lovingly Cared For & Well Maintained Throughout
- Spacious Living Room with Gas Fire
- Family Shower Room & En-Suite
- Resin-Bound Driveway plus Attached Garage (Office/Store)
- Situated on a Peaceful and Elevated Plot overlooking Langholm
- Large Conservatory & Raised Terrace enjoying the Beautiful Views
- Three Double Bedrooms, Master with En-Suite
- Generous Established Gardens with Lawn, Greenhouse & Fruit Trees
- EPC - D

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Situated on an elevated plot overlooking Langholm town, this three-bedroom detached bungalow enjoys a peaceful setting, beautiful gardens, and far-reaching views. Lovingly cared for and well maintained throughout, the home features a spacious living room, a large conservatory, and a raised terrace, perfect for making the most of the outlook. The home also includes three well-proportioned bedrooms, a family shower room, and a master en-suite, while the thoughtfully designed gardens offer a generous lawn, a timber summerhouse, and a variety of mature and fruit-bearing trees. The garage has been partly converted to provide a useful home office and storage space but could easily be reverted to accommodate a vehicle if preferred. Additional highlights include a resin-bound driveway creating a striking first impression, excellent internal storage with fitted wardrobes in two bedrooms, and a large, boarded loft with an electronically operated, motorised hatch and ladder. A viewing is essential to appreciate the location, generous accommodation, and lifestyle this exceptional bungalow offers, contact Hunters today to arrange your viewing appointment.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, hallway, living room, kitchen, conservatory, three bedrooms, master en-suite and shower room internally. Externally there are wrap-around gardens, off-street parking and an attached garage (office/store) EPC - D and Council Tax Band - D.

The charming town of Langholm provides a great selection of local amenities, including convenience stores, traditional pubs, takeaways, and the well-regarded Buccleuch Centre, which hosts a variety of arts, music and community events throughout the year. Education is well catered for with both Langholm Primary School and Langholm Academy located within the town, making it ideal for families. Positioned along the A7, Langholm benefits from excellent road links connecting Carlisle to Edinburgh, allowing for easy commuting while still enjoying a peaceful, rural setting. Surrounded by the beautiful scenery of the Scottish Borders, the town is perfect for lovers of the great outdoors, offering endless opportunities for walking, cycling, and wildlife spotting.

GROUND FLOOR:

ENTRANCE PORCH

Entrance door from the front, internal door to the hallway, radiator and double glazed windows to the front aspect.

HALLWAY

Internal doors to the living room, kitchen, three bedrooms and shower room, storage/cloak cupboard, radiator and a loft-access point. The loft-access point includes an electronic loft hatch with automated ladder and the loft itself includes lighting and boarding.

LIVING ROOM

Double glazed window to the front aspect, double glazed bi-folding doors to the conservatory, two radiators and a fireplace with gas fire.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric double oven with grill, gas hob, extractor unit, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, one and a half bowl ceramic sink with mixer tap, under-counter lighting and an opening to the conservatory.

CONSERVATORY

Two radiators, double glazed windows to the rear aspect, double glazed sliding patio door with Juliet balcony and a double glazed sliding patio door to the rear terrace.

MASTER BEDROOM & EN-SUITE

Bedroom:

Double glazed patio doors to the rear terrace, radiator and a fitted over-bed unit with wardrobes.

En-Suite:

Three piece suite comprising a combination vanity unit with WC and wash basin, and a shower enclosure with mains shower. Fully-boarded walls, chrome towel radiator, radiator, recessed spotlights and a double glazed window to the rear aspect.

BEDROOM TWO

Double glazed window to the front aspect, radiator, storage cupboard and fitted wardrobes with mirrored sliding doors.

BEDROOM THREE

Double glazed window to the front aspect and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with mains shower. Fully-boarded walls, chrome towel radiator, recessed spotlights and an extractor fan.

EXTERNAL:

Driveway & Front Garden:

To the front of the property is a generous resin-bound driveway, allowing off-street parking for three/four vehicles. The driveway leads towards the attached garage and the

entrance porch. Further to the front is an established raised garden area of mature shrubs and bushes.

Raised Terrace:

Located to the rear of the property, with access doors from the conservatory and master bedroom, the raised terrace enjoys views over the garden and elevated views over Langholm, with the additional benefit of an awning.

Rear Garden:

To the rear of the property is a large garden, comprising of areas of lawn, established borders, a variety of trees and fruit trees, a gravelled garden area with timber summerhouse, and a large greenhouse. Further to the rear garden is an external cold water tap and access to the secure basement/store room. The basement/store room includes power, lighting and the gas boiler.

ATTACHED GARAGE (OFFICE/STORE)

An attached garage with double-access doors, partly converted into a office and storage area. The office area includes power, lighting and a double glazed window and the store area includes power and lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [danger.decoding.gangs](https://www.what3words.com/danger-decoding-gangs)

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

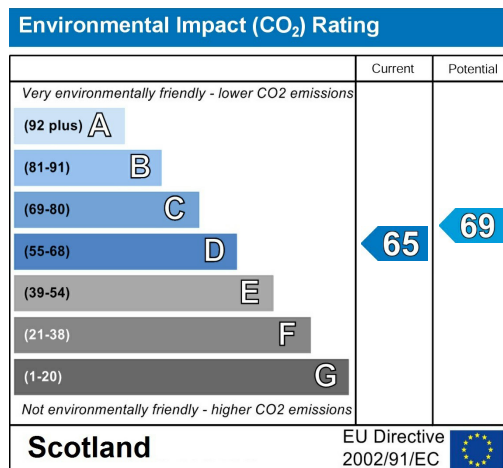
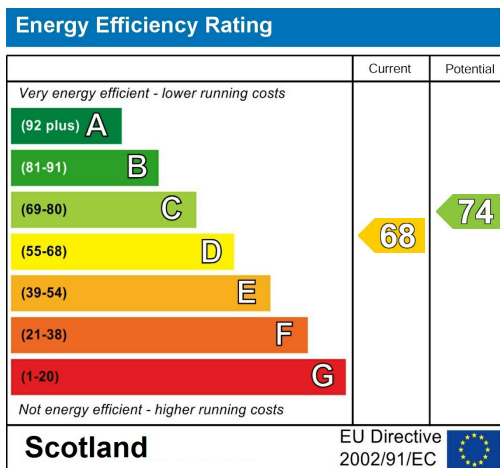
Floorplan







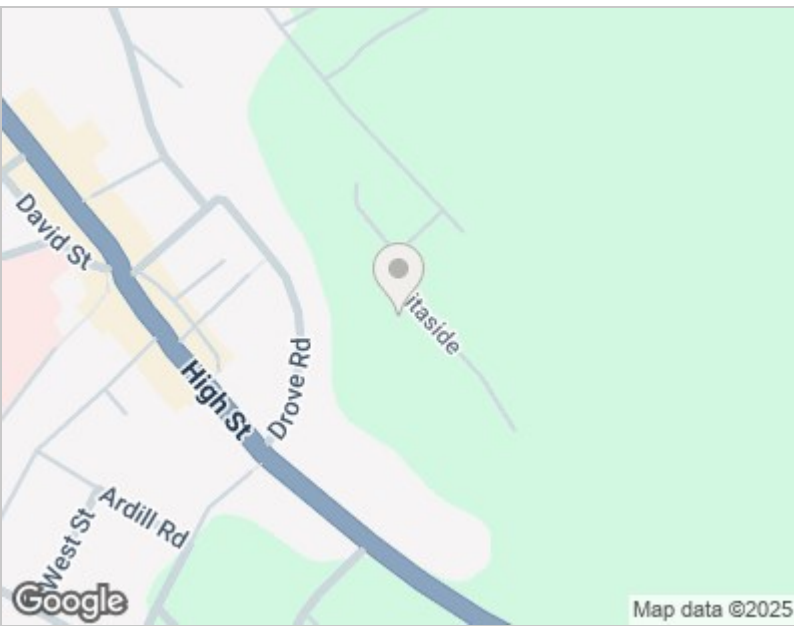
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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