

30 Drove Road

LANGHOLM, DG13 0JW



Charming '1770' Grade B listed period two-bed apartment, Great accommodation, beautifully set in the charming town of Langholm



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We are delighted to offer to the market this utterly charming and traditional two-bed mid-terrace period apartment, set in the popular town of Langholm. The amazing grade B listed property originally dates back to the 1770s and has a long history behind it, now lost somewhere in the "mists" of time. Beautifully nestled within a quiet street, with stunning countryside nearby, rarely do properties with such character, charm, and appeal come to the market, it couldn't be more picturesque or peaceful.

THE LOUNGE/DINER



The accommodation comprises a spacious lounge/diner with windows flooding the room with light. The room affords many options for furniture configurations, there's ample space for a small table and the feature fireplace takes centre stage.

THE KITCHEN



The kitchen is bright and welcoming, featuring an attractive range of cream-white units with an electric oven and hob, and ample space for a free-standing washing machine and fridge freezer. Appliances may be available by separate negotiation.



The shower room is fresh and bright with easy-clean 'wet-wall' panels and a white suite with a large standalone shower enclosure and electric shower attachment. There are two bedrooms in the apartment, both have ample space for free-standing furniture and plenty of natural light. The apartment is kept warm and comfortable via double glazing and electric wall heaters.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



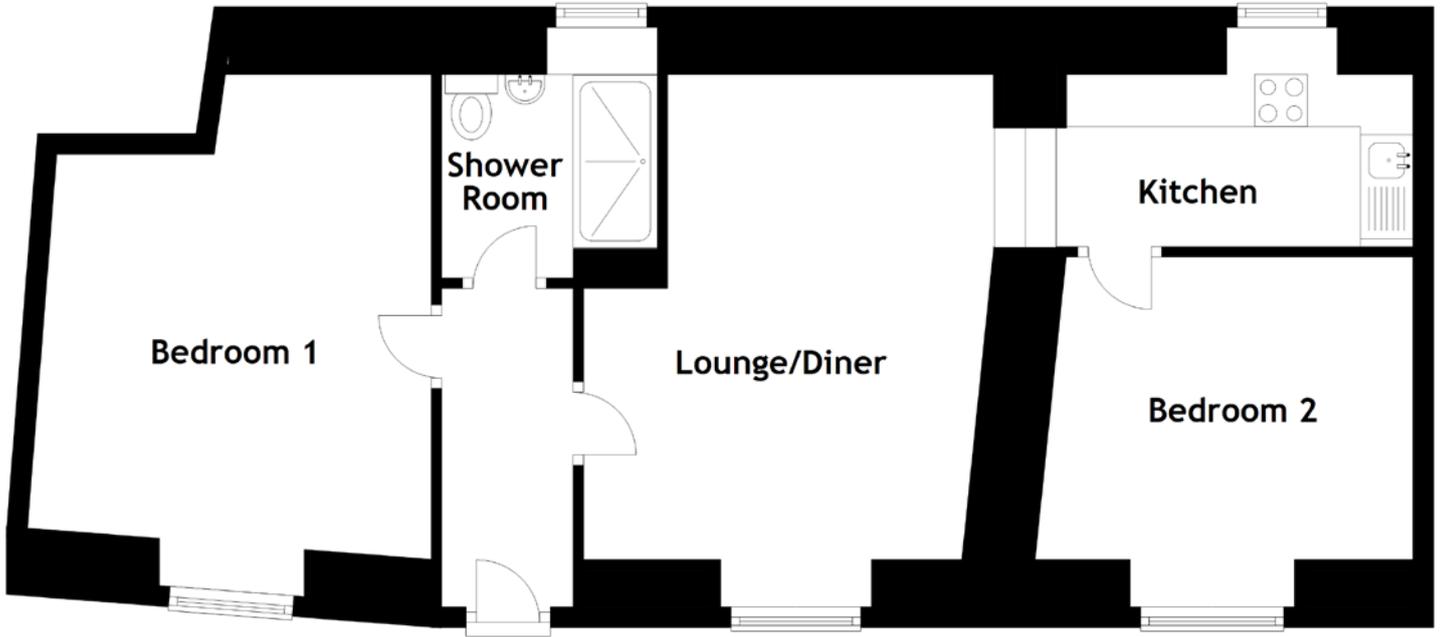
Outside there is a handy cellar under the stairs. Parking is on-street. The property has access to the rear and refreshingly comes without the demands or upkeep of any garden. Nearby walks and open recreation is in abundance all around.

The property just oozes timeless charm and is an ideal starter home for any couple or single occupant, or even a 'canny' buy-to-let investor looking for an investment opportunity. Given the delightful and ever-rare village location, this is a first-class holiday let business opportunity or bolt-hole staycation home. Early viewing is advised for this incredible value-for-money piece of heaven.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner 5.10m (16'9") x 3.90m (12'10")
 Kitchen 3.30m (10'10") x 1.65m (5'5")
 Shower Room 2.05m (6'9") x 1.95m (6'5")
 Bedroom 1 4.50m (14'9") x 3.85m (12'8")

Bedroom 2

3.60m (11'10") x 2.90m (9'6")

Gross internal floor area (m²): 53m²
 EPC Rating: E

Buyer's Premium Value: £1500.00



THE LOCATION

For those who love a slower more peaceful pace of life, the small and quaint town of Langholm (also known as Muckletoon) is quite simply a great place to live. For the outdoor enthusiast, this is the perfect place to call home, from fishing in the river Esk on your doorstep, to mountain bike trails and the Langholm Walking Festival, offering unrivalled walking in the peaceful hills of Eskdale in South West Scotland, with approximately fourteen different walks available.





On the last Friday in July, the famous Langholm Common Riding festival dating back 254 years brings the whole town together, to help celebrate their common right to land.

The town of Carlisle is a thirty-five-minute drive away, and the M74 is a twenty-five-minute drive away allowing access to all major motorway networks both North and South, making this a fantastic commuter area.

The peace in this area of the country is almost tangible, possibly that is why the famous Kagyu Samyé Ling Monastery and Tibetan Buddhist Centre dedicated to world peace, is located only a few miles away. There are good schools and amenities within easy reach making this area a very popular place to call home.



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