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Glengarth / Maxwell Road

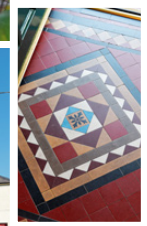
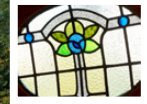
LANGHOLM, DUMFRIES AND GALLOWAY, DG13 0DX

LANGHOLM DUMFRIES AND GALLOWAY

Area

For those who love a slower more peaceful pace of life, the attractive town of Langholm is quite simply a great place to live. Situated in a picturesque setting on both banks of the River Esk, with the backdrop of Whita Hill and the Monument and surrounded by extensive areas of hill and forest.

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 and adventure festival, offering unrivalled walking in the peaceful hills of Eskdale in South West Scotland, with approximately fourteen different walks available. Langholm also has a good range of amenities to include both Doctor & dentist Practice, supermarket, the Buccleuch Centre theatre and junior and secondary schools. Most required facilities are available in the nearby City of Carlisle to include access to the M6 with Bus routes, mainline trains and Edinburgh is approximately 70 miles away via the A7 tourist route.



Property

McEwan Fraser Legal are delighted to offer for sale this fantastic 4-bedroom, detached Bungalow brought to the market in excellent order throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. On entering the home, it is immediately apparent that the current owners have looked after this family home, as well as maintaining traditional features such as the original tile and the stained-glass window in the front door with Douglas Fir internal doors throughout. The hallway is fresh, bright and rather grand with striking Pine staircase and two chandelier type light fixtures and offers access to all bedrooms, family bathroom and lounge, kitchen and dining room.

The spacious lounge itself has many significant features but attention must be paid to the standard of finish with feature log burning stove and surround the focal point which really grabs

your attention. The room is filled with ample natural light with bay window formation which is always a sought-after feature in homes of this character. At the heart of this family home is a real versatility of space provided by the kitchen which boasts an array of Oak finished floor and wall units with matching worktops which provide an efficient work-space. It is further enhanced with a dishwasher, double gas oven & hob for the aspiring chef in you. The kitchen also provides access to a utility/ larger space allowing for additional storage. The spacious dining room affords ample space for a large table and chairs. The most enticing feature of this room is the large patio doors which not only fill the room with natural light but offer the ideal platform to entertain guests by extending dining onto the adjoining patio section outside. It also lends well as a dining area within a bed and breakfast as previously utilised by current owners. The property boasts four double bedrooms all having ample room for a number of free-standing furniture configurations with Two ground floor bedrooms with en-suite facilities, the third with private facilities. The final bedroom is on the upper level of this converted Bungalow and really is something to behold, as it measures 22' x 15'9 and has stunning triple aspect views

and is shared only by a stunning bathroom and laundry room. The unique layout of the upper floor is well designed for a growing family as it gives adults and kids a separate place to relax or alternatively could serve many purposes adding to the possibilities of this wonderful family home. The exterior of the property mirrors the excellent condition of the interior and is complemented with well tended gardens which surround the home. Great care and attention have been paid to the landscaping in the private and mature gardens and really is a true credit to the current owners. The meticulous design has something for everyone with patio section and many more decorative features providing a private and safe environment for children, whilst offering tranquil countryside views and the perfect place to relax after a hard day at work. This home also has the benefit of having a detached garage which is great for additional storage and is further enhanced with a lined and insulated workspace to the rear

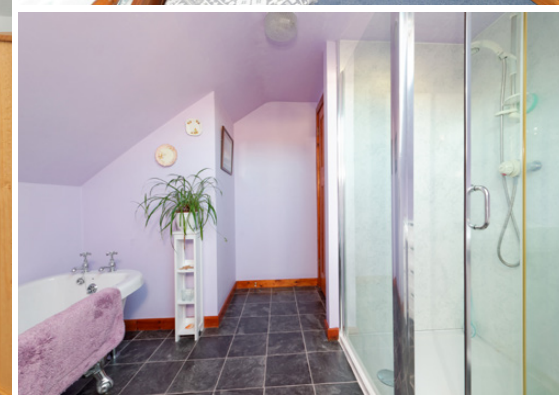
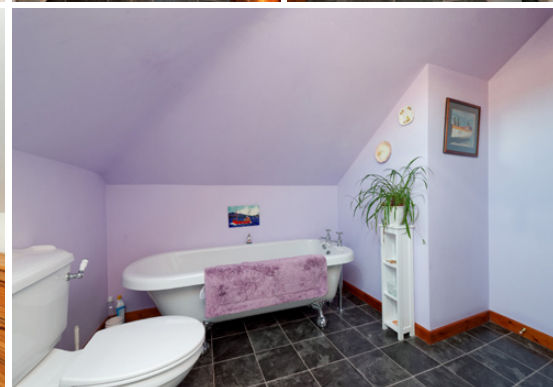
A home of this quality with craftsmanship finishes throughout rarely graces the market and will undoubtedly create high interest therefor viewings should be made by appointment only via McEwan Fraser Legal.





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Approximate Dimensions (Taken from the widest point)

Dining Room	4.30m (14'1") x 3.60m (11'10")
Utility	1.90m (6'3") x 1.45m (4'9")
Kitchen	3.60m (11'10") x 2.70m (8'10")
Lounge	4.50m (14'9") x 3.60m (11'10")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
En-suite	2.70m (8'10") x 2.20m (7'3")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 2.00m (6'7")
En-suite 3	1.20m (3'9") x 2.40m (7'8")
Bedroom 4	6.70m (22') x 4.50m (14'9")
Bathroom	3.07m (10'1") x 2.78m (9'1")
Downstairs Shower	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²) : 170m² // EPC Rating : C

Extras (Included in the sale) : This property also offers great investment opportunity for those who may wish to restore the property to its previous state when it was a successful Bed & Breakfast.

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