

\$219,900 - 39 Nightingale Ln, SHEPHERDSTOWN

MLS® #WVJF2019502

\$219,900

3 Bedroom, 1.00 Bathroom, 1,656 sqft

Residential on 0.33 Acres

MECKLENBURG HEIGHTS,
SHEPHERDSTOWN, WV

This charming ranch-style home in the desirable Mecklenburg Heights subdivision presents an excellent investment opportunity. Built in 1975, this detached residence offers a solid foundation with a total finished area of 1,656 square feet, making it an attractive option for both rental income and long-term appreciation. The home features a traditional floor plan that maximizes space and functionality. With three bedrooms and one full bathroom, it is well-suited for a variety of tenant needs. The entry-level bedroom adds convenience, while the family room off the kitchen creates a welcoming atmosphere for gatherings. The country-style kitchen, complete with an island, is equipped with essential appliances including a built-in microwave, stove, refrigerator, and dryer, ensuring a move-in ready experience for tenants. Laminate plank flooring throughout provides durability and ease of maintenance, appealing to both renters and future buyers. Set on a generous 0.33-acre lot, the property includes outbuildings that can serve multiple purposes, such as additional storage or workspace. The vinyl siding offers low maintenance, while the driveway provides ample parking. The absence of a pool reduces upkeep costs, making it a more attractive option for budget-conscious tenants. This property is positioned in a stable market with potential for rental income. The average condition of the home allows for immediate



occupancy, while minor cosmetic updates could significantly enhance its value and rental appeal. The traditional layout and functional kitchen are attractive to a broad range of tenants, ensuring consistent demand. Additionally, the large lot size offers possibilities for future expansion or outdoor enhancements, further increasing the property's value. Investors will appreciate the combination of a solid structure, desirable location, and the potential for both cash flow and appreciation. This property is a prime candidate for those looking to expand their real estate portfolio or enter the rental market. Don't miss the chance to capitalize on this opportunity in Mecklenburg Heights.

Built in 1975

Essential Information

MLS® #	WVJF2019502
Price	\$219,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,656
Acres	0.33
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active Under Contract

Community Information

Address	39 Nightingale Ln
Subdivision	MECKLENBURG HEIGHTS
City	SHEPHERDSTOWN
County	JEFFERSON-WV
State	WV
Zip Code	25443

Amenities

Amenities	CeilingFan(s), Entry Lvl BR
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Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dryer, Refrigerator, Stove
Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Outbuilding Apartment
Roof	Architectural Shingle
Foundation	Crawl Space

School Information

District	JEFFERSON COUNTY SCHOOLS
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Additional Information

Date Listed	September 9th, 2025
Days on Market	31
Zoning	101

Listing Details

Listing Office	Compass West Realty, LLC
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