

Stevenson & Johnstone

solicitors and estate agents

104 HENRY STREET Langholm



Well presented 2 bedroomed ground floor terraced flat situated in the New Town within easy reach of the schools, sport centre and other local amenities. The property benefits from full double glazing and gas central heating throughout. To the rear is a shared garden.

Price Region £93,000.00

Features

Entrance Hall. Living Room. Kitchen. 2 Bedrooms. Bathroom. Gas Central Heating. Double Glazing. Garden.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Hard wood entrance door. Mosaic tiled floor. Central heating thermostat. Under-stair storage cupboard. Walk-in storage cupboard. 2 x radiators. 1 single socket.

Living Room: 14' 10" x 12' 8" (4.50 x 3.85)

Contemporary style wall mounted electric fire. Shelves recess with cupboards below. Radiator. T.V. socket. Telephone point. 2 single sockets. 1 double socket. Double glazed window to front. Double glass panelled doors to kitchen.



Kitchen: 11' 6" x 13' 10" (3.50 x 4.20)

Modern fitted floor and wall units. Stainless steel sink and drainer. Washing machine. Dishwasher. Fridge. Freezer. Stoves slot-in gas cooker. Cooker hood. Radiator. Spot lights to ceiling. 2 double sockets. 2 single sockets. Door to hallway. Door to rear garden.



Bathroom: 9' 7" x 4' 7" (2.90 x 1.40)

Wash hand basin. W.C. Bath with electric shower over. Shower screen. Chrome ladder radiator. Full tiles to walls. Extractor fan. Pine panelled ceiling with down lights.

Bedroom 1: 9' 6" x 9' 7" (2.90 x 2.90)

Radiator. Built-in double wardrobe. Telephone point. Double glazed window to side. 2 single sockets.

Bedroom 2: 12' 8" x 9' 7" (3.85 x 2.90)

Large double glazed window to rear garden. Radiator. Telephone point. Wall lights. Spot lights to ceiling. 2 double sockets. 2 single sockets.

Garden:-

Shared garden to the rear. Gate giving access to rear lane.

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General

Address:

104 HENRY STREET
Langholm
Dumfries & Galloway
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Amenities:

Mains water, electricity, gas and drainage. Double glazing. Gas central heating.

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the cooker, fridge, freezer, washing machine and dishwasher in the kitchen.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£93,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.