

Stevenson & Johnstone

solicitors and estate agents

10 KERSHOPEFOOT Newcastleton



Well presented semi-detached 3 bedroomed dwellinghouse situated in the peaceful rural hamlet of Kershopefoot approximately 4 miles from the popular village of Newcastleton in the Scottish Borders. The property is set in a large garden with off street parking, storage sheds and greenhouse to the rear.

Price Region £140,000.00

Features

Entrance Hall. Living Room. Dining Room. Kitchen. Sun Porch. 3 Bedrooms. Bathroom. Large Garden. Storage Sheds. Greenhouse. Off Street Parking. Double Glazing. Solid Fuel Central Heating.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
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Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Double glazed entrance door to hallway. Radiator. Telephone point. 1 double socket. Wood panelling to ceiling. Under-stairs cupboard housing electric meter and fusebox. Archway through to kitchen. Wood spindle staircase to 1st floor.



Dining Room: 9' 8" x 10' 9" (2.95 x 3.25)

Wood/glass panelled door. Double glazed window to rear. 1 double socket. T.V. point. Radiator.

Living Room: 13' 4" x 10' 9" (4.05 x 3.25)

Solid fuel burner with back boiler serving central heating. The fire is set in a stone built surround tiled hearth and wood mantle. Brick built display alcove and T.V. stand. Wood panelled recess with shelves and storage below.



Kitchen: 6' 9" x 12' 11" (2.05 x 3.95)

Fitted floor and wall units. Hotpoint oven & ceramic hob. Plumbed for washing machine. One and half stainless steel sink and drainer. Wood panelling to ceiling. Tiles to splashbacks. Cooker point. 4 double sockets. Spot lights to ceiling. Double glazed window to front. Glass panelled door to sun porch.

Sun Porch: 7' 9" x 9' 4" (2.30 x 2.80)

Double glazed porch with perspex roof. Wood panelling to 1 wall. 1 double socket. Electric power box. Telephone point. Radiator. Upright blinds to windows. Sliding patio door to garden.



First Floor Landing:-

Wooden spindles and banister. Radiator. 1 single socket. Wood panelling to ceiling. Double glazed window to front. Access to fully insulated and part floored loft.

Bathroom: 6' 9" x 5' 9" (2.05 x 1.75)

Bath with electric shower over. W.C. Wash hand basin with cupboard below. Full tiles to walls. Radiator. Double glazed window to side.



Bedroom 1: 11' 9" x 10' 9" (3.60 x 3.25)

Radiator. Shelved airing cupboard housing water tank. 2 double sockets. T.V. point. Double glazed window to rear.

Bedroom 2: 10' 9" x 13' 7" (3.25 x 4.10)

Built-in double wardrobe with top box storage. 2 double sockets. 1 single socket. T.V. point. Radiator. Double glazed window to rear.



Bedroom 3: 10' 5" x 6' 10" overall (3.20 x 2.05)

Built-in wardrobe. Radiator. Double glazed window to front. 1 double socket.

Outside:-

Wrought iron gates lead to the side providing off road street for several vehicles. Paved patio area to the front enclosed with wood lap fencing. Well maintained large garden ground to side and rear of the property comprising of lawn and various shrub and flower beds. Concrete steps lead up to large shed and greenhouse. Outdoor lights. Coal bunker. Outside water tap. Timber storage shed to rear.

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General

Address:

10 KERSHOPEFOOT
Newcastleton
Borders
TD9 0TJ

Amenities:

Mains water, electricity and drainage. Full double glazing. Solid fuel central heating.

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the oven and hob in the kitchen.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£140,000.00

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.

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