

# Stevenson & Johnstone

solicitors and estate agents

12 CHARLOTTE STREET Langholm



Mid terraced family dwellinghouse situated in quiet residential area of Langholm. The property benefits from 3 double bedrooms one with en-suite shower room, full double glazing and gas central heating throughout. To the rear is a conservatory leading out to a fully enclosed garden and patio area.

**Price Region £150,000.00**

## Features

Entrance Hall. Living Room/Dining Room. Kitchen. 3 Bedrooms (1 en-suite). Family Bathroom. Conservatory. Full Double Glazing. Gas Central Heating. Garden.

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## Entrance Hall:-

Double glazed entrance door to hallway. Radiator. Laminate flooring. Cupboard housing electric meter. Cupboard housing gas meter. 1 double socket. Stairs to first floor landing. Door to living room.

## Living/Dining Room: 14' x 23' 1" (4.25 x 7.00)

Light and spacious living and dining area. Living flame gas fire set in marble and tiled hearth with wood surround and mantle. Archway divides the living and dining areas. Laminate flooring. 2 radiators. 6 double sockets. Television point. Telephone socket. Wood dado rail around room. Shelved recess with cupboards below. Archway through to kitchen. Double glazed French doors to conservatory.



## Kitchen: 13' 10" x 8' 2" (4.20 x 2.50)

Fully fitted floor and wall units. Painted wood panelled ceiling with down lights. White sink and drainer. Eye level double electric oven. Gas hob. Extractor hood. Plumbed for washing machine. Slim line dishwasher. Integrated fridge and freezer. Floor level thermostatic fan heater. Laminate flooring. 3 double sockets. Part tiles to walls. double glazed window and door to conservatory.



## Conservatory: 15' 6" x 8' 1" (4.70 x 2.45)

Tiled floor. Under floor electric heating. Radiator. Original stone to inside wall. Built-in cupboards with shelving. Telephone socket. Wall shelves. Wall lights. 2 double sockets. door to rear garden.



## 1st Floor Landing:-

Heating controls. Double socket. Radiator.

## Bathroom:-

Corner bath with electric shower over. Shower screen and melamine panelling. Wash hand basin set in vanity unit with light and razor point above. W.C. Painted wood panelling to ceiling. Laminate flooring. Part tiles to wash hand basin wall. Extractor fan. Radiator.

## Bedroom 1: 11' x 11' 4" (3.35 x 3.45)

Laminate flooring. shelved recess with cupboard below. Radiator. 3 double sockets. Television point.

## Bedroom 2: 11' 4" x 11' (3.45 x 3.35)

Built-in wardrobes to one wall with hanging space and shelves. Radiator. Dado rail. Laminate flooring. 3 double sockets. Telephone socket. Television point. Door to en-suite shower room.

## En-suite Shower Room: 6' 3" x 5' 5" (1.90 x 1.65)

Large corner shower unit with mains pressure power shower system. Wash hand basin and W.C. Various shower room accessories, mirror and soap dish etc. Laminate flooring. Down lights. Heated towel rail.

**Stairs to 2nd Floor:-**

Velux window with cupboards below. Double socket.

**Bedroom 3: 14' 7" x 10' 10" (4.45 x 3.30)**

2 velux windows with black out blinds. Storage cupboards housing boiler and heating controls. Laminate flooring. Radiator. Television point. Spot lights. 3 double sockets.

**Outside:-**

To the rear of the property is a garden mainly in paved patio and edged with shrubs and flower beds. Timber storage shed. On street parking to front and rear.



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## General

### Address:

12 CHARLOTTE STREET  
Langholm  
Dumfries & Galloway  
DG13 0DZ

### Amenities:

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

### Extras:

All curtains, blinds, light fittings, carpets and floor coverings are included in the sale price together with the oven, hob, cooker hood, fridge, freezer and dishwasher in the kitchen.

### Council Tax:

Valuation Band C.

### Entry:

By arrangement

### Price:

£150,000.00

### 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.