

Stevenson & Johnstone

solicitors and estate agents

THORWOOD 12 Hallpath Langholm



Detached 3 bedroomed villa style dwellinghouse situated on the outskirts of the Borders town of Langholm boasting beautiful panoramic views over the surrounding hills and River Esk below. The property is set in extensive garden grounds and benefits from oil fired central heating throughout. To the rear is an integral garage and off road parking.

Offers Over £199,950.00

Features

Vestibule. Cloak Cupboard. Toilet. Dining/Kitchen. Living Room. Study/4th Bedroom. 3 Bedrooms. Bathroom. Box Room. Utility. Garden. Garage. Oil Fired Central Heating.

Property Shop
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Vestibule:-

Radiator. Tiled floor. Double socket. Cloak cupboard. Toilet and wash hand basin. Door to dining/kitchen.

Dining/Kitchen: 21' 8" x 25' 1" (6.60 x 7.65)

Bright and spacious dining/kitchen with large double glazed picture windows to front boasting beautiful views over the River Esk and hills beyond. Smaller window to the side. Radiator. Part wood floor and part carpet. 2 double sockets. 2 single sockets. Heating thermostat. Door to Living Room. Open staircase to lower level. Open plan kitchen with Vinyl flooring. Various fitted floor units with integrated dishwasher and AEG 5 ring ceramic top electric cooker and extractor hood. Risen serving shelf to dining area. One and half stainless steel sink and drainer with mixer tap. Down lights to ceiling. 3 double sockets. 1 single socket. Cooker point. Access to loft space. Door to garage.



Garage:-

Single integral garage with electric up and over door. Storage cupboards and shelving.



Living Room: 19' 7" x 14' 6" (6.00 x 4.45)

Hard wood flooring. 3 large double glazed picture windows with fine views over the surrounding countryside and River Esk below. Contemporary style electric fire inset into wall. Down lights to ceiling. Radiator. 3 double sockets. 1 single socket. Telephone and T.V. socket. Door to study/4th bedroom.



Study/4th Bedroom: 14' 9" x 12' 9" (4.54 x 3.93)

Corner room with 3 large double glazed windows again boasting panoramic views over the surrounding countryside. 1 double socket. 2 single sockets. Radiator.

Lower Level Hallway:-

Large double storage cupboard. Double glazed window to rear. 1 single socket. Radiator.



Bedroom 1: 13' 6" x 11' 11" (4.14 x 3.38)

Fitted wardrobes to one wall (2 double hanging and 1 shelved). Radiator. 2 double sockets. Secondary double glazed window to front.

Bathroom: 6' 11" x 8' 6" (1.86 x 2.62)

New fitted bathroom suite comprising bath with shower fitment and shower screen. Pedestal wash hand basin with circular towel rail below. W.C. Radiator. Circular mirror and matching shelf. Part tiles to walls. Shaver point. Secondary double glazed window to rear.

Bedroom 2: 8' 10" x 8' 6" (2.46 x 2.62)

Single bedroom. 1 double socket. Radiator. T.V. point. Secondary double glazed window to rear. Shower cubicle with mains powered shower system. Wash hand basin set in vanity unit. Part tiles to walls.



Bedroom 3: 11' 10" x 10' (3.38 x 3.04)

Fitted wardrobes to one wall (1 single, 1 double and storage shelves above). Secondary double glazed window to front. T.V. point. 2 double sockets. Radiator.

Box Room: 4' 7" x 10' 2" (1.43 x 3.10)

Storage cupboard. 1 single socket. Door to utility room.

Utility Room: 9' 6" x 9' 6" overall (2.92 x 2.92)

Newly installed pressurised water system tank. Belfast sink. Plumbing for washing machine. Free standing oil fired central heating boiler. Electric meter/fuses. 1 double socket. 1 single socket. Door leading to patio area and large garden grounds.



Outside:-

Patio area. Small natural waterfall to side of property. Gravelled pathway leads around the front of the property. Open storage area under part of the house. Extensive steep garden ground to the front and side of the house is host to over 50 Rhododendrons, mature trees and various shrubs. To the rear is an off road parking space and access to the integral garage.

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General

Address:

THORWOOD
12 Hallpath
Langholm
Dumfries & Galloway
DG13 0EQ

Amenities:

Mains water, electricity and drainage. Oil fired central heating. Part secondary double glazing.

Extras:

All carpets and floor coverings are included in the sale price together with some curtains and blinds, the AEG 5 ring electric cooker, cooker hood and the integrated dishwasher in the kitchen.

Council Tax:

Valuation Band F.

Entry:

By arrangement

Price:

Offers Over £199,950.00

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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