

Stevenson & Johnstone

solicitors and estate agents

12 HENRY STREET Langholm



Mid terraced 2 bedrooom dwellinghouse situated in the New Town area of Langholm located close to the school and all other local amenities. The property has full double glazing and gas central heating throughout. To the rear is a small yard and communal garden area.

Offers Over £86,000.00

Features

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

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

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

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Entrance Hall:-

Radiator. 1 single socket. Cupboard housing electric meter. Stairs to 1st floor landing. Door to living room.

Living Room: 17' 9" x 14' 2" overall (5.40 x 4.30)

Wall mounted gas fire with tiled hearth. Radiator. Recess with storage cupboards. 2 x double glazed windows to front. Double glazed window to rear. Central heating controls. Gas meter. 3 single sockets. 1 double socket. Door to kitchen.



Kitchen: 8' 1" x 12' 3" (incl units) (2.45 x 3.75)

Floor and wall units. Cooker point. Stainless steel sink and drainer. Plumbed for washing machine. Double glazed window to rear. 3 single sockets. 1 double socket. Glass panelled door to rear.

1st Floor Landing:-

Double glazed window to rear. 1 single socket. Access to loft space. Large walk-in storage cupboard housing water tank.



Bedroom 1: 12' 2" x 12' 2" overall (3.70 x 3.70)

2 x double glazed windows to front. Built-in double wardrobe. Built-in large storage cupboard. Radiator. 2 single sockets.

Bedroom 2: 15' 6" x 8' 7"

Built-in wardrobe. Double glazed window to front. Radiator. Telephone socket. 2 single sockets.



Bathroom: 8' 2" x 7' 2" overall (2.50 x 2.20)

Wash hand basin. Bath. W.C. Radiator. Part tiles to walls. Double glazed window to rear.

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General

Address:

12 HENRY STREET
Langholm
Dumfries & Galloway
DG13 0AS

Amenities:

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

Extras:

All carpets and floor coverings throughout the property are included in the sale price.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

Offers Over £86,000.00

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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