

Stevenson & Johnstone

solicitors and estate agents

12 BRAEHEAD Langholm



Well presented 2 bedroomed detached bungalow of non-traditional construction. The property is situated on the outskirts of town and has full double glazing and gas central heating throughout. To the rear is a good sized private garden with summer house and green house.

Offers Over £110,000.00

Features

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

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:-

Upvc entrance door. Radiator. Coat hanging facilities. Cupboard housing electrics. Airing cupboard with louvre door housing combi-boiler. Access to loft. 1 single socket. Telephone point.

Living Room: 15' 2" x 10' 4" (4.65 x 3.15)

Wood/glass panelled door. Laminate flooring. Living flame gas fire set in stone built hearth and surround incorporating television display area all with timber mantle. 2 x double glazed windows to front and side. Radiator. 3 single sockets. 1 double socket. T.V. point. Wood/glass panelled door to kitchen.



Kitchen: 10' 5" x 10' 2" overall (3.20 x 3.10)

Fitted floor and wall units. Washing machine. Fridge/freezer. Microwave. Stainless steel sink and drainer. Part tiles to walls. Radiator. Breakfast bar. 3 single sockets. 1 double socket. Telephone point. Double glazed window to side. Door to rear garden.



Bedroom 1: 10' 4" x 11' 9" (3.15 x 3.60)

Currently utilised as a dining room. Built-in storage cupboard. Radiator. 2 single sockets. Laminate flooring. Double glazed window to front.

Bedroom 2: 10' 4" x 11' 8" (3.15 x 3.60)

Built-in triple wardrobes to one wall. Radiator. Double glazed window to rear garden. 3 single sockets.



Bathroom: 7' 9" x 7' 5" (2.35 x 2.25)

Wash hand basin. W.C. Bath with electric shower over. Shower screen. Radiator. Tiles to 3 walls. Obscure double glazed window to rear.

Garden:-

To the rear is a fully enclosed garden comprising patio area with summer house. Lawn edged with various shrub/flower beds. Small decked area. Gravelled area with water feature. Gate and paved pathway around side of property. Outdoor water tap. Outdoor power supply. Two timber storage sheds. Greenhouse. To the front is a smaller lawn edged with flower beds and bounded by a dry stone wall. Paved walk way to front door.



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General

Address:

12 BRAEHEAD
Langholm
Dumfries & Galloway
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Amenities:

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

Extras:

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

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

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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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