

Stevenson & Johnstone

solicitors and estate agents

13 HIGH STREET Langholm



Substantial commercial premises with 4 bedrooed dwellinghouse above occupying a prime location with excellent shop frontage onto the busy High Street in Langholm. The ground floor is currently used as a Hairdressers Salon with various storage rooms and kitchen to the rear. The property is offered for sale as a whole or in 2 lots.

Offers Over £180,000.00

Features

Vestibule. Hall. Living Room. Dining Kitchen. Utility. 4 Bedrooms. Bathroom. 2 Floored Attic Rooms. Enclosed Yard. Large Store Room. Shop Unit with 3 Storage Rooms, Toilet and Kitchen.

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

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Entrance Vestibule:-

Solid wood entrance door to vestibule. Fire proof glass panelled door gives access to staircase leading to first landing. Further stairs lead to a second smaller landing.

First Landing:-

1 single socket. Large walk-in storage cupboard. Shelved storage cupboard. Telephone point. Central heating controls. Access to attic rooms via pull down ladder.



Living Room: 14' 5" x 14' (4.40 x 4.25)

Gas fire set on Lakeland stone fireplace with display areas to one wall. Double glazed window to front. Radiator. T.V. point. 2 double sockets. 1 single socket.

Bedroom 1: 19' 6" x 8' 5" overall (5.95 x 2.55)

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



Bedroom 2/Study: 6' 1" x 11' 4" (1.85 x 3.40)

Single bedroom currently utilised as a study. Radiator. Double glazed window to front. 1 double socket.

Bedroom 3: 9' 11" x 10' 9" (3.00 x 3.30)

Radiator. Double glazed window to front. Spot lights to ceiling. 2 single sockets.



Bedroom 4: 13' 11" x 16' 5" overall (4.25 x 5.00)

Radiator. Double glazed window to front. Shelved storage cupboard. 1 double socket. 1 single socket.

Attic:-

Access is via a pull down ladder. Open floored storage area at top of ladder with skylight. 2 separate rooms both with sloped ceilings.

Attic Room 1: 13' 3" x 9' (4.05 x 2.75) Velux window. Attic Room

2: 9' 6" x 9' (2.90 x 2.75) Velux skylight

Steps to Second Landing:-

Bathroom:-

Bath. Separate shower cubicle with mains powered shower system. W.C. Wash hand basin set in vanity unit. Respotex to part walls. Fitted mirror and shaver point with light above. Kardean tiles to floor. Heated towel rail. Upright blinds to obscure double glazed window. Down lights to ceiling.

Dining Kitchen: 12' 6" x 15' 3" (3.80 x 4.65)

Fitted floor and wall units. Stainless steel sink and drainer. Electric hob and oven. Cooker hood. 2 windows to side and rear. Radiator. Part tiles to walls. Door to utility room. Door to rear porch and outside steps leading to yard.

Utility Room: 10' 6" x 3' 10" (3.20 x 1.15)

Wall mounted cupboards. Worktops. Stainless steel sink and drainer. Double glazed window to side. Plumbed for washing machine. New wall mounted Worcester combi boiler. 2 double sockets.

Outside:-

Door from rear porch to outside wooden steps leading down to fully enclosed yard. Outdoor water tap. Access lane to front street. Large storage room 14' 7" x 12' 10" (4.45 x 3.90) shelved. Light and 1 double socket.

Shop Unit: 25' 4" x 14' 3" (7.70 x 4.35)

Double solid wood entrance doors. Glass panelled internal door. 2 large shop front windows facing onto busy High Street. Laminate flooring. Various power points. Strip lights to ceiling. Door leading to stairs to dwellinghouse. Door to rear storage rooms and kitchen. Door to side store room. Shelves to walls. Door from store room to High Street. Door from store room leading to rear yard.

Storage Room 1: 10' 9" x 8' (3.25 x 2.45)

Shelved. 1 double socket.

Storage Room 2: 8' 8" x 16' 4" (2.65 x 4.95)

Shelves to part walls. 1 double socket. Door to toilet with wash hand basin and obscure rear window.

Kitchen: 8' 6" x 14' 4" (3.00 x 4.35)

Fitted floor and wall units. Worktops. Double stainless steel sink and drainer. Laminate flooring. Part tiles to walls. 4 sockets. Window to side yard. Small hand sink.

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General

Address:

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Amenities:

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

Extras:

All curtains, light fittings, carpets and floor coverings are included in the sale price.

Council Tax:

House is Valuation Band C.

Entry:

By arrangement

Price:

Offers Over £180,000.00

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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