

# Stevenson & Johnstone

solicitors and estate agents

14 ACADEMY PLACE Langholm



**Comfortable 2 bedroomed top floor flatted dwellinghouse in sound condition throughout. Situated in an ideal location close to local amenities and boasting open views over the town and surrounding countryside. The property benefits from full double glazing and storage heating throughout and has a balcony to the front and a large storage room on the landing. To the rear is a shared drying area.**

**Offers Over £60,000.00**

## **Features**

**Entrance Hall. Living Room. Kitchen. 2 Bedrooms. Bathroom. Double Glazing. Economy 7 Storage Heating. Storage Room. Shared Drying Area.**

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

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## Entrance:-

Communal entrance doors to front and back. Steps up to top floor landing. Door to dwellinghouse. Door to Storage Room.

## Storage Room: 10' 2" x 6' 4" overall (3.10 x 1.95)

Double glazed window to front. Walk-in cupboard. 1 single socket.

## Entrance Hall:-

Storage heater. Cloak cupboard. 1 single socket. Telephone point.

## Living Room: 17' 3" x 11' 2" (5.25 x 3.40)

Wall mounted gas fire. Shelved recess. Storage heater. Television socket. 1 double socket. 1 single socket. Telephone point. Large double glazed window to front with panoramic views over the town and hills beyond. Double glazed door to balcony - iron rails and panels. Tiles to floor. Gas meter.

## Bedroom 1: 11' x 10' 3" (3.35 x 3.10)

2 x double glazed windows to front. 1 double socket. 1 single socket.

## Bedroom 2: 12' 8" x 11' 2" (3.90 x 3.40)

Double glazed window to rear. Airing cupboard housing water tank. 1 double socket. 1 single socket.

## Kitchen: 10' 6" x 8' 1" overall (3.20 x 2.45)

White fitted floor and wall units. Stainless steel sink and drainer. 3 single sockets. 1 double socket. Cooker point. Double glazed window to rear. Plumbed for washing machine. Storage heater. Shelved cupboard. Cupboard housing electrics. Economy 7 heating controls.

## Bathroom: 7' 8" x 4' 8" (2.35 x 1.45)

Wash hand basin set in vanity unit. Bath. W.C. Storage heater. Obscure double glazed window to rear.



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## General

### Address:

14 ACADEMY PLACE  
Langholm  
Dumfries & Galloway  
DG13 0BA

### Amenities:

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

### Extras:

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

### Council Tax:

Valuation Band A.

### Entry:

By arrangement

### Price:

Offers Over £60,000.00

### 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.