

Stevenson & Johnstone

solicitors and estate agents

14 JOHN STREET Langholm



Recently modernised immaculately presented 3 bedroomed end terraced dwellinghouse situated in central location close to all amenities. The property has been refurbished to a high standard and benefits from full double glazing and electric storage heating throughout. To the rear is a private fully enclosed garden area. Viewing Highly Recommended.

Price Region £140,000.00

Features

Entrance Hall. Living Room. Dining/Kitchen. 3 Bedrooms. Family Bathroom. Rear Garden. Electric Storage Heating. Full Double Glazing.

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

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Double glazed door to hallway. Cupboard housing electric meter. Stairs to 1st floor landing. Door to livingroom.

Living Room: 15' 10" x 13' 2" (4.80 x 4.00)

Multi fuel stove set in brick built hearth. Oak wood flooring. Storage heater. Under stairs storage cupboard. 8 Double sockets. 2 telephone points. T.V. socket. Double glazed window to front. Door to kitchen.



Dining/Kitchen: 17' 9" x 11' 9" (5.40 x 3.60)

New fitted floor and wall units in oak with tiles between. Belfast sink. Built-in walk-in larder. Integrated dishwasher and washing machine. Slate tiles to floor. Spot lights to ceiling. Mains powered smoke alarm. Original bricks to walls. 7 double socket. 1 single socket. Cooker point. Dining area. Storage heater. French doors to rear garden.



1st Floor Landing:-

Storage heater. Double glazed window to rear. Pull down ladder to floored loft space with power and socket. Mains powered smoke alarm.

Master Bedroom: 12' 7" x 16' 9" (3.80 x 5.10)

Small multi fuel stove set in brick with stone hearth and wood surround. Oak flooring. Storage heater. T.V. point. 5 double sockets. Telephone point. Double glazed window to front.



Bathroom:-

New fitted white suite. Wash hand basin. Juccuzi bath. W.C. Tiles to floor & walls. Double glazed window to front. Corner shower cubicle with electric shower system. Heated towel rail. Extractor fan. Shaver point.

Bedroom 2: 12' 4" x 15' 5" (3.75 x 4.70)

Double glazed window to front. Storage heater. Oak flooring. Cupboard with louvre door housing water tank and heating controls. 5 double sockets. 1 single socket. T.V. point. Wash hand basin. Spot lights to ceiling.



Bedroom 3: 8' 4" x 10' 6" (2.55 x 3.20)

Double glazed window to rear. Storage heater. 4 double sockets. T.V. point. Oak flooring. Spot lights to ceiling.

Outside:-

To the rear of the property is good sized garden with decked area stepping down patio. Outside tap. Outdoor lights. Small fenced gravelled area with shrub and flower bed. Gate to side entrance.



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General

Address:

14 JOHN STREET
Langholm
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Amenities:

Mains water, electricity, gas and drainage. Full double glazing. Electric Storage heating.

Extras:

All blinds, carpets and floor covering are included in the sale price.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

£140,000.00

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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