

# Stevenson & Johnstone

solicitors and estate agents

**15 DROVE ROAD Langholm**



**Traditional stone built terraced 3 bedroomed dwellinghouse situated just off the High Street in Langholm. The property benefits from full double glazing and gas central heating throughout. To the rear is a patio and garden area with access to a side lane.**

**Offers Over £118,000.00**

## **Features**

**Entrance Hall. Livingroom. Bathroom. Kitchen. 3 Bedrooms (1 en-suite). Gas Central Heating. Double Glazing. Garden.**

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

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## Entrance Hall:-

1 Double socket. Radiator. Electric meter.

## Bedroom 1: 13' 5" x 8' 3" overall (4.10 x 2.50)

Radiator. Built in double wardrobe. 2 double sockets. double glazed window to front.

## Bathroom:-

Radiator. Wash hand basin. W.C. Bath. Tiles to bath walls. Wood panelling below dado. Floor tiles. Double glazed window to rear.



## 2nd Bedroom: 10' 6" x 8' 6" overall (3.20 x 2.60)

Double glazed window to side. Radiator. 2 double sockets. Built-in wardrobe and top box storage. Heating thermostat. En-suite shower room:- Shower cubicle with electric shower. Wash hand basin. W.C. Tiled floor. Radiator. Extractor fan.



## 1st Floor Landing:-

Wall mounted central heating boiler. 1 double socket. Radiator. Laminate flooring. Door to rear garden.

## Kitchen: 13' 10" x 5' 7" (4.20 x 1.75)

New fitted floor and wall units. Built-in oven and hob. 3 double sockets. 1 single socket. Tiles to walls. Tiles to floor. Sink and drainer. Double glazed window to rear. Plumbed for washing machine. Spot lights to ceiling.

## Living Room: 11' 11" x 14' 3" (3.65 x 4.35)

Wrought iron feature fireplace on tiled hearth. Wood dado. Radiator. 3 double sockets. Telephone point. T.V. socket.

## 2nd Floor Landing:-

Double glazed window to rear. Single socket.

## Bedroom 3: 9' 10" x 12' 4" (3.00 x 3.75)

Velux window. Radiator. Built-in storage cupboards. Telephone point. 2 double sockets. Laminate flooring.

## Garden:-

To the rear is a patio area with access to side lane. Steps up to garden. Timber storage shed.



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## General

### Address:

15 DROVE ROAD  
Langholm  
Dumfries & Galloway  
DG13 0JW

### Amenities:

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

### Extras:

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

### Entry:

By arrangement

### Price:

Offers Over £118,000.00

### 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.