

Stevenson & Johnstone

solicitors and estate agents

15 SOUTH HERMITAGE STREET Newcastleton



Stone built mid terraced 2 bedroomed dwellinghouse situated in the popular village of Newcastleton in the Scottish Borders. Although the property requires some refurbishment it does benefit from solid fuel central heating and partial double glazing. To the rear there is a good sized garden, patio area and storage shed.

Offers Over £75,000.00

Features

Entrance Hall. Living Room. Kitchen. Utility. 2 Bedrooms. Bathroom. Partial Double Glazing. Solid Fuel Central Heating. Garden. Storage Shed.

Property Shop
38 High Street
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Entrance Hall:-

Wood/glass panelled entrance door. Radiator. Electric meter and fuse box. Stairs to 1st floor. Door to living room.

Living Room: 14' 8" x 14' 4" overall (4.45 x 4.35)

Multi-fuel stove set in brick surround with stone hearth and wood mantle. Shelved recess with cupboards below. Radiator. 3 double sockets. Laminate flooring. Walk-in under stairs storage cupboard. T.V. point. Telephone socket. Window to front. Door to kitchen.

Kitchen: 13' 1" x 11' (4.00 x 3.35)

Fitted floor and wall units. Stainless steel sink and drainer. Cooker point. 3 single sockets. 2 double sockets. Radiator. Double glazed window to garden. Upvc rear door to garden. Door to utility room.

Utility Room: 6' x 6' 7" (1.80 x 2.00)

Wall cupboards. 2 double sockets. Plumbed for washing machine. Door to bathroom.

Bathroom: 6' 5" x 6' 4" (1.95 x 1.95)

Wash hand basin. W.C. Bath with electric shower over. Radiator. Tiles to bath wall. Window to rear.

Bedroom 1: 11' 1" x 11' (3.35 x 3.35)

Window to front with storage cupboard below. Radiator. 2 double sockets. 1 single socket. T.V. point. Telephone socket. Large walk-in storage cupboard housing water tank.

Bedroom 2: 7' 7" x 6' 8" (2.30 x 2.05)

Radiator. Window to front. 1 double socket.

First Floor Landing:-

Painted wood spindle banister. Access to loft space.

Outside:-

To the rear is a good sized garden area comprising of lawn and shrub/flower beds. Timber storage shed. Patio area with brick built barbeque. A shared concrete path leads up the side of the garden to an exit gate to rear lane.

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General

Address:

15 SOUTH HERMITAGE STREET
Newcastleton
Borders
TD9 0QN

Amenities:

Mains water, electricity and drainage. Partial double glazing. Solid fuel central heating.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

Offers Over £75,000.00

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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