

Stevenson & Johnstone

solicitors and estate agents

15 WEST STREET Langholm



Well maintained 3 bedroomed upper maisonette situated in a peaceful location in the Old Town area of Langholm. The property benefits from full double glazing, gas central heating and en-suite facilities. Fenced garden area and storage shed to the rear.

Offers Over £88,000.00

Features

Hallway. Living Room. Bathroom. Kitchen. 3 Bedrooms (1 en-suite). Gas Central Heating. Double Glazing. Garden. Storage Shed.

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

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Entrance:-

Hardwood entrance door. Stairs to first floor landing. Cupboard housing electric meter. Double glazed window to side. Radiator. Stairs to attic bedroom.

Living Room: 14' 6" x 12' 2" (4.45 x 3.70)

Gas fire with back boiler set in marble hearth with tiled surround and timber mantle. Double glazed window to front. Radiator. 1 double socket. 2 single sockets. Telephone socket. T.V. point.

Kitchen:-

Fitted floor and wall units. Pine panelled ceiling. Part tiles to walls. One and a half stainless steel sink and drainer. Electric cooker. Extractor fan. Plumbed for washing machine. Cooker point. Double glazed window to front. Central heating controls. 2 double sockets. 1 single socket. Cooker point. Tiles to floor.

Bedroom 1: 12' 3" x 8' 2" (3.75 x 2.50)

Double glazed window to rear. 2 single sockets. Radiator.

Bedroom 2: 10' 3" x 12' 2" overall (3.15 x 3.70)

Walk-in storage cupboard. Under stairs storage cupboard. Radiator. Double glazed window to rear. 2 single sockets.

Bathroom:-

Wash hand basin. W.C. Bath. Pine panelling to ceiling. Part tiles to walls. Tiles to floor. Double glazed window to side. Radiator.

Attic Bedroom: 18' 6" x 17' 7" overall (5.65 x 5.40)

Bright and spacious attic bedroom with en-suite shower area. 2 large velux windows. Coombed ceiling. Under eaves storage cupboards. 4 double sockets. Telephone socket. Open through to en-suite facilities. Shower cubicle with electric shower system and respotex to walls. W.C. Wash hand basin. Storage cupboards. Small velux window.

Outside:-

Pave footpath to the side entrance door. Built-in storage shed. Fully enclosed garden to the rear mainly in lawn. Patio area. Timber storage shed.



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General

Address:

15 WEST STREET
Langholm
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DG13 0DU

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 together with the cooker in the kitchen.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £88,000.00

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.