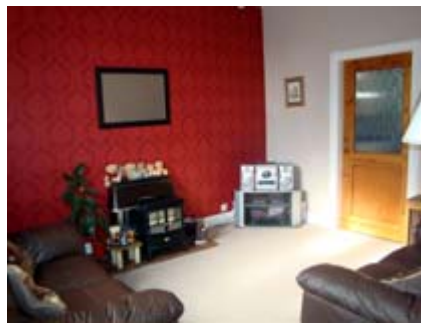


# Stevenson & Johnstone

solicitors and estate agents

18 CAROLINE STREET Langholm



Mid terraced 3 bedroomed family dwellinghouse situated in the New Town with open views over the Rivers Wauchope and Esk, Buccleuch Park and the Parish Church. The property is in sound condition and benefits from a new fitted kitchen including oven, hob and cooker hood and has gas fired central heating throughout. To the rear of the property there is a fully enclosed private garden and patio area.

**Price Region £110,000.00**

## Features

**Entrance Hall. Living Room. Kitchen. 3 Bedrooms. Bathroom. Garden. Gas Central Heating.**

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

Tel: 013873 80482  
Fax : 013873 81144  
Email: [enquiries@sandjlangholm.co.uk](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)

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## Entrance Hall:-

Wood/glass panelled entrance door. Electric meter. Telephone socket. Door to living room. Stairs to 1st floor landing.

## Living Room: 12' 7" x 11' 2" (3.85 x 3.40)

Gas fire set on tiled hearth with wood mantle. Radiator. T. V. point. Sash window to front. Door to kitchen. 2 single sockets. 1 double socket.

## Kitchen: 14' 10" x 9' 4" (4.50 x 2.85)

New fitted kitchen comprising floor and wall units. Eye level oven, separate electric hob and cooker hood. One and half stainless steel sink and drainer. Window to rear garden. Tiled splashback. Breakfast bar with cupboards below. Large under-stair storage cupboard. Plumbed for washing machine. Stable style door to rear garden.

## First Floor Landing:-

1 single socket.

## Bathroom:-

Fitted white suite. Wash hand basin. W.C. Bath with mains powered shower over. Shower screen. Respotex to 3 walls. Heated towel rail. Laminate flooring.

## Bedroom 1: 11' 8" x 8' 3" (3.60 x 2.50)

Built-in double wardrobes. Sash window to rear. 2 single sockets. Radiator.

## Bedroom 2: 12' 7" x 9' 4" (3.85 x 2.85)

Built-in double wardrobes. Sash window to front. 2 single sockets.

## Stairs to Attic Landing:-

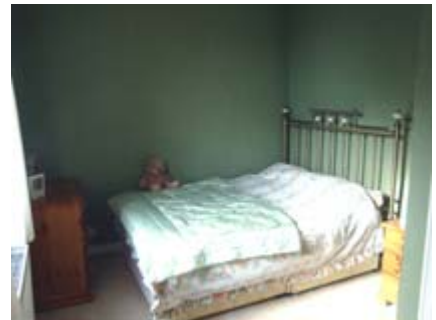
Small velux window.

## Attic Bedroom: 16' 9" x 11' 1" (5.10 x 3.35)

Large velux window to rear. Double glazed window to front. 2 single sockets. Radiator.

## Garden:-

To the rear of the property is a fully enclosed garden with lawn and patio area.



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## General

### Address:

18 CAROLINE STREET  
Langholm  
Dumfries & Galloway  
DG13 0AF

### Amenities:

Mains water, electricity and drainage. Gas central heating.

### Extras:

All curtains, carpets and floor coverings throughout the property are included in the sale price together with the oven, hob and cooker hood in the kitchen.

### Council Tax:

Valuation Band C.

### Entry:

By arrangement

### Price:

£110,000.00

### 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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