

Stevenson & Johnstone

solicitors and estate agents

18 HENRY STREET Langholm



Well presented 3 bedroomed mid terraced dwellinghouse situated in the New Town. The property is well located for easy access to the the schools, leisure centre and all other local amenities. Comfortable family home with full double glazing, gas central heating and en-suite facilities. Patio garden to the rear.

Price Region £150,000.00

Features

Entrance Hall. Sitting Room. Living/Dining Room. Kitchen. Bathroom. 2 Double Bedrooms (1 en-suite Shower Room). Large Attic Bedroom. Double Glazing. Gas Central Heating. Patio Garden to the Rear.

Property Shop
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Entrance Hall:-

Hard wood entrance door. Radiator. Dado rail. Cupboard housing electric meter. 1 single socket. Stairs to first floor landing.

Sitting Room: 13' 3" x 10' 7" (4.05 x 3.25)

Open fire set on tiled hearth with wood surround, mantle and fender. Radiator. Small alcove to fireplace wall with cupboard below. Decorative cornice. Window to front. 1 single socket. 1 double socket. T.V. point.



Living/Dining Room: 17' x 9' 3" (5.15 x 2.80)

Wall mounted gas fire with painted wood surround and mantle. Radiator. Window to rear. Laminate flooring. Central heating controls. Cornice to ceiling. Walk-in under stairs cupboard. Telephone point. T.V. socket. 2 double sockets. 1 single socket. Glass panelled door to kitchen.



Kitchen: 10' 2" x 9' 3" (3.10 x 2.80)

Fitted floor and wall units. Tiled splashbacks. One and half stainless steel sink and drainer. Large window to rear garden. Radiator. Laminate flooring. Plumbed for washing machine and dishwasher. 3 double sockets. Cooker point. Cooker hood. Spot lights. Glass panelled door to rear yard.

First Floor Landing:-

Wood spindle banister. 1 single socket. Staircase to 2nd floor landing.

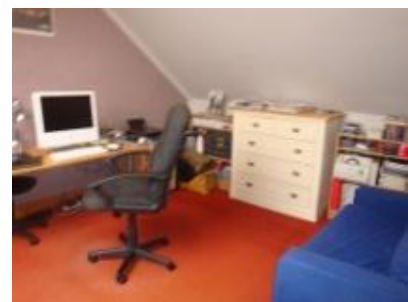
Bedroom 1 (en-suite): 11' x 9' 9" (3.35 x 2.95)

Window to rear. Radiator. Cornice to ceiling. 1 double socket. 1 single socket. Telephone point. Door to en-suite shower room. W.C. Wash hand basin. Shower cubicle with mains powered shower and respotex to walls. Radiator. Window to rear. Panelled ceiling with down lights.



Bedroom 2: 12' 7" x 11" (3.85 x 3.35)

Window to front. Radiator. 1 double socket. 1 single socket. Decorative cornice.



Bathroom:-

Wash hand basin. W.C. Bath with electric shower over. Bath screen. Radiator. Full tiles to walls. Panelled ceiling with down lights. Obscure window to front. Shaver point.

Second Floor Landing:-

Large storage cupboard. Small velux window. Access to floored loft space. Door to attic bedroom.

Attic Bedroom:-

Bright spacious attic bedroom. Coombed ceiling. Large velux window. Radiator. T.V. point. 2 double socket.

Garden:-

Patio areas. Raised gravelled area. Coal bunker. Out door water tap. Garden is enclosed with timber fencing.



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General

Address:

18 HENRY STREET
Langholm
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Amenities:

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

Extras:

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

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

£150,000.00

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.