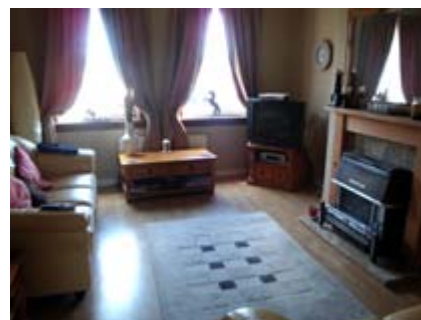


Stevenson & Johnstone

solicitors and estate agents

TO RENT 18 HOLMWOOD DRIVE Langholm



Semi-detached 3 bedroomed family dwellinghouse situated on the outskirts of Langholm within easy walking distance of the schools and other local amenities. The property benefits from full double glazing, gas central heating and a large garden area to the front and side. To the rear is a good sized patio, timber storage shed and carport. Below the property is an extensive cellar.

£450.00 PCM

Features

Entrance Hall. Living Room. Kitchen. 3 Double Bedrooms. 2 Bathrooms. Box Room. Large Cellar. Garden and Patio. Timber Storage Shed. Carport. Full Double Glazing. Gas Central Heating.

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

Tel: 013873 80482
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Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Double glazed entrance door. Laminate flooring. Cupboard housing electric meter. Coat hanging facilities. Radiator with decorative wood cover. Central heating thermostat. Telephone point. 1 single socket. Stairs to first floor.

Bathroom:-

Wash hand basin. W.C. Bath with electric shower over. Heated radiator/towel rail. Double glazed window to rear. Painted wood panelling to ceiling and one wall. Tiles to three walls.

Bedroom 1: 11' 1" x 12' 10" (3.35 x 3.90)

Double bedroom with built in wardrobe. Radiator. 1 single socket. Double glazed window to front.

Living Room: 15' x 12' 1" (4.55 x 3.65)

Gas fire set on tiled hearth with timber surround and mantle. Display recess to side with built in cupboards below. Laminate flooring. Radiator. T. V. point. 2 x double glazed windows to front. 2 single sockets. 1 double socket. Door to kitchen.

Kitchen: 13' 10" x 8' 5" (4.20 x 2.55)

Fitted floor and wall units. Built in Whirlpool gas hob and oven. Cooker hood. Plumbed for washing machine. Breakfast bar with storage cupboards to side. Tiles to part walls. Stainless steel sink and drainer with mixer tap. Radiator. Cooker point. Various power points. Double glazed window to rear. Double glazed door with concrete steps leading down to rear patio area.

First Floor Landing:-

Double glazed window to rear. 1 single socket. Access to attic (part floored) via a hatch and pull down ladder.

Bedroom 2: 13' 6" x 10' 10" (4.10 x 3.30)

Built in airing cupboard housing hot water tank. Radiator. Double glazed window to rear. 2 single sockets.

Bedroom 3: 15' 10" x 10' 1" (4.55 x 3.05)

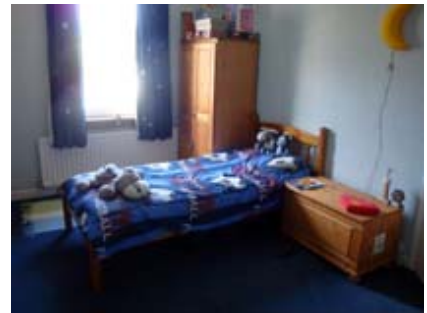
Built in wardrobe. Double glazed window to front. Radiator. 2 single sockets.

Box Room: 14' 8" x 7' 1" (4.45 x 2.15)

Shelved storage area with step through to box room. Sloped ceiling. Radiator. 1 double socket. Door to en-suite bathroom with W.C. Wash hand basin and bath. Part tiles to walls. Sloped ceiling.

Outside:-

To the front and side of the property there is a large lawned area bounded by a wall and boxwood hedge. to the side are wrought iron gates leading to a short driveway and a car port. A concrete path leads to a large patio and drying area to the rear. Large timber built storage shed with access through to a cellar under the dwellinghouse which has various storage areas and power. Outside concrete steps lead to the rear entrance door and also the front entrance door.



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General

Address:

TO RENT 18 HOLMWOOD DRIVE
Langholm
Dumfries & Galloway
DG13 0PX

Amenities:

Mains water, electricity, gas and drainage. Gas central heating throughout. Full double glazing.

Extras:

All blinds, carpets and floor coverings are included together with the oven, hob and cooker hood in the kitchen.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£450.00 PCM

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.

Directions:

From the main A7 in Langholm take the B709 over the bridge and past the school. At the top of the hill take a left turn into Holmwood and the property sits on the right at the first junction.

Tenure:

Freehold

Sureity:

A refundable deposit of £450 is payable on entry

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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