

Stevenson & Johnstone

solicitors and estate agents

1A MURRAY HOUSE High Street Langholm



Well presented first and second floor flatted dwellinghouse situated on the High Street in Langholm. The property has been refurbished to a high standard and boast some original features including fireplaces, cornice etc. Large dining kitchen with separate dining room off. 4 large double bedrooms (1 en-suite), living room and study. Shared drying area to the rear.

Price Region £85,000.00

Features

Entrance Vestibule. Hallway. Living Room. Dining Room. Kitchen. Cloak Room. Study. 4 Double Bedrooms. Family Bathroom. Double Glazing. Gas Central heating.

Property Shop
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Entrance Vestibule:-

Wood/glass entrance door to vestibule. Electric meter and fusebox. Tiles to floor. Wood/glass panelled door to hall and staircase.

Stairs & First Floor Landing:-

Carpeted staircase with wood banister and dado rail leads to 1st floor landing. Double glazed window to side. Radiator. Central heating thermostat. Staircase to 2nd floor landing.



Dining Room: 17' 1" x 17' 3" overall (5.20 x 5.25)

Open fire set in traditional cast iron with tile and marble hearth and a wood surround and mantle. Double glazed window to side. Arch window to hallway. 2 x radiators. 3 double sockets. T.V. point. Wood/glass panelled double doors to kitchen. Steps lead down to rear door with further outside steps leading to shared drying area.



Kitchen: 13' 1" x 16' 6" (3.95 x 5.05)

Fitted floor and wall units. Laminate flooring. 6 burner gas range. Cooker hood. Tiled splashbacks. Wall mounted worcester boiler. Belfast sink. Plumbed for washing machine and dishwasher. Radiator. 2 windows to rear. 6 double sockets. Spotlights to ceiling. Door to cloakroom.

Cloakroom:-

Cupboard space housing hot water tank. Door to toilet. W.C. Wash hand basin. Full tiles to walls. Laminate flooring. Radiator.

Office: 6' 7" x 8' 4" (2.00 x 2.50)

Radiator. Window to side. 3 double socket.



Living Room: 17' x 15' 8" (5.20 x 4.80)

Bay window to front with window seats below. Gas fire set in marble hearth with decorative surround and mantle. Sash window to side. Decorative cornice. Radiator. 4 double sockets. T.V. point.



Bedroom 1: 12' 6" x 14' 7" (3.80 x 4.45)

Open fire set in original wrought iron and painted surround. Sash window to front. Radiator. 3 double sockets. Telephone point.

2nd Floor Landing:-

Window to rear. Wood spindle staircase.

Master Bedroom: 17' 3" x 17' 3" overall (5.25 x 5.25)

En-suite master bedroom. Open fire set in decorative surround with tiled hearth and painted mantle. Double glazed window to side. 2 x radiators. 4 double sockets. 1 single socket. T.V. point. Door to En-suite Bathroom:- Fully tiled. Bath. W.C. Wash hand basin. Heated towel rail and radiator.



Family Bathroom: 6' 8" x 11' (2.00 x 3.35)

Wash hand basin. W.C. Bath. Separate shower cubicle with mains powered shower system. Wood panelling below dado height to one wall. Full tiles to remaining walls and floor. Heated towel rail and radiator. Spot lights. Double glazed window to side.

Bedroom 3: 13' 7" x 15' 9" (4.15 x 4.80)

Two sash windows to front. Open fire with decorative surround, mantle and tiled hearth. Radiator. 4 double sockets. T.V. socket.

Bedroom 4: 13' 6" x 12' 4" (4.15 x 3.75)

Sash window. Open fire with decorative surround and mantle. Radiator. 3 double sockets. T.V. point.

Outside:-

Shared drying green to the rear.

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General

Address:

1A MURRAY HOUSE
High Street
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Amenities:

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

Extras:

All carpets and floor coverings throughout the property are included in the sale price together with the gas range in the kitchen.

Entry:

By arrangement

Price:

£85,000.00

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.