

Stevenson & Johnstone

solicitors and estate agents

1 HENRY STREET Newcastleton



Semi-detached 3 bedroomed dwellinghouse situated in a peaceful location in the popular rural village of Newcastleton in the Scottish Borders. The property has good sized living accommodation and benefits from a wood burning stove, oil fired central heating and double glazing throughout. To the rear is a fully enclosed low maintenance garden and stone built storage shed.

Price Region £99,950.00

Features

Entrance Hall. Living Room. Kitchen. 3 Bedrooms. Bathroom. Floored Attic. Garden. Oil Fired Central Heating. Double Glazing.

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

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

Stevenson & Johnstone

solicitors and estate agents

Entrance Hall:-

Radiator. Cupboard housing electric meter. Coat hanging facilities. Wood panelling below dado height in hallway and on staircase. 1 double socket. Door to livingroom.

Living Room: 17' 5" x 12' 4" (5.30 x 3.75)

Wood burning stove set in large stone built open fireplace with flagged hearth. Wood panelling below dado height. Double glazed window to front. Telephone point. T.V. socket. 4 double sockets. Radiator. Door to kitchen.



Kitchen: 15' 9" x 7' 8" (4.80 x 2.35)

Fitted floor and wall units. Slot-in cooker. Cooker hood. Fridge. Freezer. Plumbed for washing machine. Composite sink and drainer. Wood panelling to walls and ceiling. Spot lights to ceiling. 2 double glazed windows to rear garden. 4 double sockets. 1 single socket. Cooker point. Upvc door to rear garden.



First Floor Landing:-

Telephone point. 1 double socket. Access to floored attic via pull down ladder (large velux window, light and socket).

Bedroom 1: 9' 5" x 9' 7" overall (2.85 x 2.90)

Built-in wardrobes with top boxes. Double glazed window to front. Radiator. 2 double sockets.

Bedroom 2: 12' 4" x 9' 5" (3.75 x 2.85)

Bright corner room with 2 double glazed windows front and side. T.V. point. Large walk-in wardrobe. Radiator. 3 double sockets.

Bedroom 3: 14' 7" x 7' 3" (4.40 x 2.20)

3 steps down to 3rd bedroom. Wood panelling to coombed ceiling and walls. 2 large velux windows. Built-in wardrobes with sliding doors. Built-in vanity unit with drawers. Double glazed window to side. 2 double sockets. Radiator.



Bathroom:-

Sliding entrance door. W.C. Wash hand basin. Bath with mains powered shower over. Wood panelling to ceiling. Respotex to walls. Double glazed window to rear. Radiator.

Garden:-

To the rear is a fully enclosed paved and gravelled garden. Risen paved gazebo. Oil tank. Stone built storage shed with corrugated tin roof. Outdoor water tap. Gate to side lane.

Stevenson & Johnstone

solicitors and estate agents

General

Address:

1 HENRY STREET
Newcastleton
Borders
TD9 0RE

Amenities:

Mains water, electricity and drainage. Double Glazing. Oil Fired Central Heating. Wood Burning Stove.

Extras:

All blinds, carpets and floor coverings are included in the sale price together with the fridge, freezer and cooker in the kitchen.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£99,950.00

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.

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

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk