

# Stevenson & Johnstone

solicitors and estate agents

1 PARLIAMENT SQUARE Langholm



Deceptively spacious well maintained family dwellinghouse of traditional construction situated in the heart of the Borders town of Langholm. The property has a host of fine features and is tucked away in a quiet area just off the High Street within easy reach of all local amenities. To the rear there is a garage and extensive garden grounds accessed via a private gated driveway.

**Price Region £180,000.00**

## Features

Hallway. Living Room. Kitchen. 3 Bedrooms. Dining Room/4th Bedroom. Sunroom. Bathroom. Gas Central Heating. Full Double Glazing. Extensive Garden Ground. Garage. Greenhouse. Summerhouse.

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

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## Entrance Hall:-

Upvc entrance door. 1 single socket. Doors to livingroom and bedroom 1. Stairs to 1st floor landing.

## Living Room: 14' 8" x 15' 5" (4.49 x 4.71)

Living flame gas fire set in marble hearth with painted timber surround and mantle. Radiator. Cupboard housing electric meter and fuse box. T.V. point. 2 double glazed windows to the front. 4 double sockets. Door through to kitchen.



## Kitchen: 10' 1" x 12' 4" (3.08 x 3.71)

Modern white fitted floor and wall units. Wood effect work tops and breakfast bar. Stainless steel sink and drainer with mixer tap. Radiator. Laminate flooring. 3 double sockets. 1 single socket. Telephone point. Cooker point. Cooker hood. Double glazed window to rear garden. Door to dining room.



## Rear Hall:-

Laminate flooring. Triple built-in storage cupboards with louvre doors.

## Bathroom: 7' 5" x 4' 7" (2.21 x 1.39)

Wash hand basin. W.C. Bath with electric shower over. Shower screen. Full tiling to walls. Painted wood panelled ceiling. Tiles to floor. Fitted cabinet and accessories. Radiator.

## Sun Room: 11' 7" x 7' 6" (3.56 x 2.23)

Double glazed windows and sliding patio door to rear garden. T.V. point. Radiator. 3 double sockets. Wall lights. Laminate flooring. Large storage cupboard housing washing machine.



## Dining Room/Bedroom 4: 12' 4" x 15' 9" (3.73 x 4.82)

Built in cupboard housing central heating boiler. Radiator. Under stairs storage cupboard with louvre door. 3 double glazed windows to rear and side. 1 double socket.

## Bedroom 1: 12' 6" x 14' 7" (3.89 x 4.42)

Double glazed window to front. Radiator. 2 double sockets.

## Bedroom 2: 10' 4" x 16' 10" (3.15 x 5.15)

Sloped ceilings. Large velux window. Radiator. Storage cupboard. Access to loft space. 2 double sockets.

## Bedroom 3: 12' 9" x 14' 7" (3.82 x 4.41)

Sloped ceilings. Double glazed dormer window overlooking rear garden. Radiator. Large walk-in storage cupboard (suitable for conversion to en-suite facilities subject to planning consent)



## Outside:-

To the side of the property are double gates which lead to a garage and extensive well maintained gardens. Outdoor electric point and an outdoor water tap. The garden is arranged in tiers with various decorative paved patio and lawn areas. Mature shrubs, bushes and Rhododendrons laid out amidst gravelled and paved pathways. Greenhouse. Timber framed sunhouse.

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## General

### Address:

1 PARLIAMENT SQUARE  
Langholm  
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### Amenities:

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

### Extras:

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

### Council Tax:

Valuation band C.

### Entry:

By arrangement

### Price:

£180,000.00

### 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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