

Stevenson & Johnstone

solicitors and estate agents

20 HIGH STREET Langholm



Double fronted shop unit with 2 bedroom flatted dwellinghouse above situated on the High Street in the busy Borders town of Langholm. Bakers shop with kitchen facilities. Adjoining dwellinghouse benefiting from double glazing and electric storage heating throughout.

Price Region £88,000.00

Features

Shop Unit. Kitchen/Utility Area. Kitchen. Living Room. Bathroom. 2 Bedrooms.

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

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Shop Unit: 17' 2" x 10' 2" (5.25 x 3.10)

Door and double windows to front. Refrigerated display and serving counter. Heated display unit. Various storage cupboards with sliding doors. Door through to rear kitchen/utility area.

Kitchen/Utility Area: 13' 3" x 6' 2" (4.05 x 1.90)

Stainless steel work bench with one and half sink and drainer. Shelves to walls. large caterers oven. Double glazed window to rear. Door to side lane. Door to adjoining dwellinghouse.



Kitchen: 11' x 9' 2" (3.35 x 2.80)

Double glazed rear entrance door to kitchen. Stainless steel sink and drainer. Fitted floor and wall units. Part tiles to walls. Plumbed for washing machine. Laminate flooring. Painted wood panelling below dado height. Under stairs storage cupboard. Stairs to first floor landing.

First Floor Landing:-

Telephone point. Stairs to 2nd floor.

Bathroom:-

White bathroom suite comprising wash hand basin. W.C. Bath with electric shower over. Laminate flooring. Tiles to bath wall. Storage heater. Double glazed window to rear.



Living Room: 12' 4" x 12' (3.75 x 3.65)

Double glazed window to front. T.V. socket. Storage heater.

Bedroom 1: 11' 7" x 8' 1" overall (3.55 x 2.45)

Fitted wardrobes with sliding doors to one wall. Storage heater. Double glazed window to rear.



Second Floor Landing:-

Sky light. Cupboard housing water tank. Door to 2nd bedroom.

Bedroom 2: 8' 9" x 11' 2" overall (2.65 x 3.40)

Large double glazed window to rear. Storage cupboard. Storage heater.

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General

Address:

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Amenities:

Mains water, electricity and drainage. Partial double glazing. Electric storage heating.

Extras:

All carpets and floor coverings throughout the property are included in the sale price together with the refrigerated counter and heated display cabinet in the shop and the large oven in the rear kitchen/utility area.

Council Tax:

House Valuation Band is A.

Entry:

By arrangement

Price:

£88,000.00

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.