

Stevenson & Johnstone

solicitors and estate agents

21 GEORGE STREET Langholm



Stone built semi-detached 2 bedroomed dwellinghouse situated in a pleasant location with picturesque views over the river Esk. The property benefits from double glazing and gas central heating throughout. To the side is a small enclosed garden and to the rear is a yard and storage shed.

Fixed Price £85,000.00

Features

Hallway. Living Room. Kitchen. 2 Bedrooms. Shower Room. Gas Central Heating. Double Glazing. 2 Storage Sheds. Front Garden. Rear Yard.

Property Shop
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Entrance Hall:-

Radiator. Three obscure glass windows to living room. Telephone point. Stairs to 1st floor landing. Cupboard housing electric meter. Central heating thermostat. Door to living room.

Living Room: 15' 4" x 22' 11" overall (4.65 x 7.00)

Living flame gas fire set on tiled hearth with traditional style wood surround and mantle. T.V. and Sky socket. Spot lights to ceiling. 5 double sockets. 1 single socket. 3 x double glazed windows to front with views over the River Esk. Under stairs walk-in storage cupboard. Door to kitchen.



Kitchen: 13' 11" x 7' overall (4.25 x 2.15)

Fitted floor and wall units. Built in NEFF electric hob, oven and cooker hood. Stainless steel sink and drainer. Plumbed for washing machine. Part tiles to walls. Radiator. Large picture window to rear yard. 4 double sockets. 2 single sockets. Cooker point. Door to rear yard.

First Floor Landing:-

Radiator. 1 single socket. Access to loft space. Large storage cupboard.

Bedroom 1: 12' x 15' 5" (3.65 x 4.70)

Radiator. 2 single sockets. 1 double socket. Telephone point. 2 x windows overlooking the River Esk.

Bedroom 2: 11' 5" x 8' 3" (3.50 x 2.50)

Built-in cupboards with louvre doors and housing central heating boiler. Radiator. Double glazed window to rear. 4 single sockets.

Shower Room: 7' 4" x 11' 3" overall (2.20 x 3.40)

Wash hand basin. W.C. corner shower cubicle with mains powered shower system. Shaver point. Double glazed window to side of property.

Outside:-

To the side of the property is a small garden area mainly in grass and edged with flower beds. A paved pathway leads from the gateway to the front door. To the rear of the property is a good sized yard accessible from a side entrance or from the kitchen. The yard is gravelled and has 2 storage sheds.

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General

Address:

21 GEORGE STREET
Langholm
Dumfries & Galloway
DG13 0AE

Amenities:

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

Extras:

All carpets and floor coverings are included in the sale price.

Council Tax:

Valuation Band D.

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.