

# Stevenson & Johnstone

solicitors and estate agents

21 SOUTH HERMITAGE STREET Newcastleton



Well presented end terrace 3 bedroomed cottage situated within the rural village of Newcastleton in the Scottish Borders a haven for its many outdoor pursuits including walking, horseriding and mountain biking. The property benefits from double glazing and calor gas central heating. To the rear is a fully enclosed garden and stone built outbuilding.

**Offers Over £145,000.00**

## Features

**Entrance Hall. Living Room. Kitchen. 3 Bedrooms. Bathroom. Double Glazing. Calor Gas Central Heating. Rear Garden. Outbuilding.**

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

Tel: 013873 80482  
Fax : 013873 81144  
Email: [enquiries@sandjlangholm.co.uk](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)

# Stevenson & Johnstone

solicitors and estate agents

## Entrance Hall:-

Solid wood entrance door to hallway. Understairs storage cupboard. 1 double socket. Telephone point. Radiator. Wall cupboard housing electric meter. Stairs to 1st floor.

## Living Room: 14' x 14' 9" (4.25 x 4.50)

Double glazed windows to front and corner. Radiator. 4 double sockets. T.V. socket. Door to kitchen.

## Kitchen: 18' 10" x 6' 8" (5.70 x 2.05)

Fitted floor and wall units. Gas hob. Eye level double oven. One and half sink and drainer. Wall mounted Worcester boiler. Windows to side and rear garden. Plumbed for washing machine. Radiator. Breakfast bar. 7 double sockets. 1 single socket. Cooker point. Part tiles to walls. Door to rear garden.

## Bedroom 1: 11' 7" x 12' 7" (up to units) (3.50 x 3.80)

Double glazed window to front. Built-in wardrobes and display shelving to one wall. Matching drawers and dresser. Radiator. 3 double sockets.

## Bathroom: 10' 4" x 7' 2" (3.10 x 2.20)

Wash hand basin. W.C and bath. Separate shower cubicle with mains powered shower. Tiles below dado height. Radiator. Double glazed obscure window to rear.

## First Floor Landing: 11' x 11' 1" (3.35 x 3.40)

Spindle banister. Three storage cupboards. Double glazed window to rear. Velux window to front. 2 double sockets. Radiator.

## Bedroom 2: 16' 2" x 11' 2" overall (4.95 x 3.40)

Coombed ceiling. 2 double glazed windows to rear. Radiator. 3 double sockets. Free standing wardrobe and drawers. Built-in storage cupboard.

## Bedroom 3: 11' 1" x 8' 5" (3.40 x 2.60)

Coombed ceiling. Double glazed window to side and rear. Radiator. 2 double sockets.

## Outside:-

To the rear is a fully enclosed garden bound by high stone built walls. Lawn with raised flower beds. Paved area. Out door water tap. Stone built outbuilding with corrugated tin roof. High wooden gate to side lane.



# Stevenson & Johnstone

solicitors and estate agents

## General

### Address:

21 SOUTH HERMITAGE STREET  
Newcastleton  
Borders  
TD9 0QG

### Amenities:

Mains water, electricity and drainage. Calor gas supply. Double glazing. B.T. connection.

### Extras:

All carpets and floor coverings throughout the property are included in the sale price together with the gas hob and electric double oven in the kitchen.

### Council Tax:

Valuation Band C.

### Entry:

By arrangement

### Price:

Offers Over £145,000.00

### 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.