

Stevenson & Johnstone

solicitors and estate agents

25-27 HIGH STREET Langholm



Two good sized shop units with dwellinghouse above. Double frontage to the busy High Street in Langholm. The property requires full refurbishment and has 3 bedrooms, 2 attic rooms, double garage, parking and paved patio to the rear.

Price Region £75,000.00

Features

Entrance Hall. Toilet. 2 Shop Units. Kitchen. Living Room. Bathroom. 3 Bedrooms. 2 Attic Rooms. Box Room. Double Glazing. Gas Central Heating. Double Garage. Parking Area. Paved Patio

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

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Front Entrance Hall:-

Toilet. Doors to individual shop units.

Shop Unit 1: 16' 1" x 12' 7" (4.90 x 3.80)

Shop unit has been utilised as Bookmakers shop until recently. Large window to front. Archway and serving hatch to rear shop (8' 5" x 14' 8") Gas fire. Glass panelled door with wrought iron security bars lead to rear.

Shop Unit 2: 15' 5" x 13' 1" (4.70 x 3.95)

Currently utilised as a hairdressers shop. 2 x double glazed corner windows to front. Laminate flooring. Water supply.

Dwellinghouse Entrance:-

Kitchen area with worktop and plumbing for washing machine. Under stairs storage cupboard. Open staircase to 1st floor. Door to Bedroom.

Bedroom 1: 13' 10" x 11' 8" (4.20 x 3.55)

Cupboard housing gas meter. Double glazed window to rear.

First Floor Landing:-

Split level landing. Storage heater.

Bathroom: 13' 6" x 11' 8" (4.10 x 3.55)

Large juczuzzi bath. W.C. Wash hand basin. Urinal. Radiator. Double glazed window to rear.

Boxroom/Former W.C: 4' 3" x 8' 6" (1.30 x 2.60)

Plumbings for W.C. Double glazed window to rear.

Bedroom 2: 12' 6" x 9' 5" (3.80 x 2.85)

Large double glazed window to rear.

Living Room: 16' x 13' 5" (4.85 x 4.10)

Electric fire set in surround. Shelved recess. 2 x double glazed corner windows.

Kitchen: 7' 4" x 6' 4" (2.20 x 1.90)

Small room currently used as a kitchen. Round stainless steel sink and drainer set in base unit. Double glazed window to front.

Bedroom 3: 12' 6" x 16' 1" (3.80 x 4.90)

Radiator. Double glazed window to front.

Attic Room 1: 18' 1" x 8' 7" (5.50 x 2.60)

Coombed ceiling. Velux window. Skylight. Stairs down to first floor landing. Door to 2nd attic room.

Attic Room 2: 8' 7" x 13' 2" (2.60 x 4.00)

Coombed ceiling. Velux window.

Outside:-

To the rear is a double garage with double wood doors to front and further door to the side. Outdoor water tap. Parking for several vehicles. Raised paved patio area.

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General

Address:

25-27 HIGH STREET
Langholm
Dumfries & Galloway
DG13 0JH

Amenities:

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

Entry:

By arrangement

Price:

£75,000.00

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.