

Stevenson & Johnstone

solicitors and estate agents

27 LANGHOLM STREET Newcastleton



Well presented stone built semi-detached dwellinghouse situated in the popular rural village of Newcastleton a haven for country walks, cycle routes, horse riding and the like. The property is in sound condition and benefits from 3 bedrooms (1 en-suite), Study/4th bedroom, large dining kitchen and conservatory to the rear. Full double glazing and oil fired central heating. Large garden and garage to the rear with side access.

Price Region £175,000.00

Features

Entrance Hall. Living Room. Dining Kitchen. 3 Bedrooms (1 en-suite). Study/4th Bedroom. Conservatory. Bathroom. Utility. Coal House. Garden. Greenhouse. Garage.

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Entrance Hall:-

Upvc entrance door. Painted wood panelling below dado. Radiator. 1 single socket. Electric meter. Smoke alarm. Open staircase to 1st floor.

Bedroom 1: 15' 11" x 11' 9" (4.85 x 3.60)

Master bedroom with en-suite. Built-in wardrobes to one wall. Storage cupboard. 2 radiators. Double glazed window to front. T.V. point. En-suite shower room. Shower cubicle with electric shower. W.C. Wash hand basin. Extractor fan.



Bathroom: 8' 5" x 6' 10" (2.55 x 2.05)

Wash hand basin. W.C. Bath with electric shower over. Tiles to part walls. Radiator. Heated towel rail. Extractor fan. Spot lights to ceiling.



Living Room: 11' 10" x 15' 8" (3.60 x 4.80)

Double glazed window to front. Electric fire set in marble hearth with wood surround and mantle. Wall lights. Radiator. Cloak cupboard. Door to kitchen.

Kitchen: 17' 3" x 12' 11" (5.25 x 3.95)

Fitted floor and wall units. Eye level double oven. Separate hob. Cooker hood. One and half sink and drainer. Dishwasher. Storage cupboard housing water tank. Spot lights to ceiling. 2 radiators. Part tiles to walls. Double glazed window to rear garden. Double glazed door to conservatory.



Conservatory: 17' 4" x 8' 2" (5.25 x 2.50)

Upvc conservatory with perspex roof. Blinds. Radiator. 4 double sockets. Wall lights. Upvc door to rear garden.

Utility Room: 12' 1" x 8' 4" (3.65 x 2.55)

Window to rear garden. 3 double sockets. Wood door.

First Floor Landing:-

Single socket. Sky light.

Bedroom 2: 12' 5" x 10' 6" (3.80 x 3.20)

Dormer window with storage cupboards below. Radiator. Built-in cupboards with top box storage.

Bedroom 3: 14' 6" x 9' 10" (4.40 x 3.00)

Dormer window with seat below. Built-in wardrobes, drawers, vanity and top boxes to one wall. Beside cabinet. Radiator.

Study/4th Bedroom: 6' 9" x 12' 9" (2.05 x 3.90)

Double glazed window to rear. Radiator.



Outside:-

Stone built coal house. Fully enclosed garden with gate to side lane. Lawn with paved pathways between and edged with flower and shrub beds. Paved patio area. Vegetable plot. Greenhouse. Detached garage and parking space to side.

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General

Address:

27 LANGHOLM STREET
Newcastleton
Borders
TD9 0QX

Amenities:

Mains water, electricity and drainage. Oil fired central heating. Full double glazing.

Extras:

All blinds, light fittings, carpets and floor coverings throughout the property are included in the sale price together with the oven, hob, cooker hood, dishwasher, table and chairs in the kitchen and the chest freezer in the utility room.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

£175,000.00

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.