

# Stevenson & Johnstone

solicitors and estate agents

2 THOMAS TELFORD ROAD Langholm



**Traditional stone built 3 bedroomed dwellinghouse situated close to the town centre with easy access to schools and all local amenities. The property has spacious living accommodation and benefits from full gas central heating and double glazing throughout.**

**Fixed Price £115,000.00**

## **Features**

**Entrance Hall. Living Room. Dining/Kitchen. 3 Bedrooms. Bathroom. Boxroom. Full Double Glazing. Gas Central Heating.**

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

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## Entrance Hall:-

Double glazed entrance door. Radiator. 1 double socket. Stairs to 1st floor landing. Door to livingroom.

## Living Room: 16' 2" x 13' 5" (4.95 x 4.10)

Electric fire set into wall with tiled surround, stone hearth and painted wood mantle. Double glazed window to front. Radiator. Under-stairs storage cupboard housing electric meter. Television point. Telephone socket. 3 double sockets. 1 single socket. Door to kitchen.



## Dining/Kitchen: 15' 8" x 13' 11" (4.80 x 4.25)

Fitted floor and wall units. Wood panelling to part walls. One and half sink and drainer. Plumbed for washing machine. Radiator. 4 double sockets. 1 single socket. Cooker point. Double glazed window to side. Door to rear hall. Door to side.



## First Floor Landing:-

Wood spindle staircase. Original wood flooring. Radiator. 1 single socket. Double glazed window to front. Stairs to 2nd floor landing.

## Bedroom 1: 10' 9" x 11' 6" (3.25 x 3.50)

Double glazed window to front. Built-in cupboard with louvre doors. Radiator. Telephone socket. 2 double sockets.



## Bathroom: -

W.C. Wash hand basin set in vanity unit. Bath with electric shower over. Tiles to bath wall. Radiator. Painted wood panelling to ceiling. Double glazed window to side.

## Bedroom 2: 15' 5" x 9' 6" (4.70 x 2.90)

Radiator. Double glazed window to side. 2 double sockets. 1 single socket.

## Second Floor Landing:-

Skylight. Wood panelling to part walls.

## Bedroom 3: 11' 6" x 11' 2" (3.50 x 3.40)

Double glazed dormer window to front with views over the River Esk. 2 double sockets.

## Box Room: 8' 2" x 12' 8" (2.50 x 3.85)

Boxroom with coombed ceiling. Telephone socket. 1 double socket.

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## General

**Address:**

2 THOMAS TELFORD ROAD  
Langholm  
Dumfries & Galloway  
DG13 0AP

**Amenities:**

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

**Extras:**

All curtains, blinds and floor coverings are included in the sale.

**Council Tax:**

Valuation Band C.

**Entry:**

By arrangement

**Price:**

£115,000.00

**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.