

Stevenson & Johnstone

solicitors and estate agents

2 WAVERLEY ROAD Langholm



Traditional stone built 2 bedroomed mid-terraced dwellinghouse in sound condition located just off the main High Street within easy access of all local amenities. The property benefits from double glazing and solid fuel central heating throughout. To the rear is a small private garden and patio area. On street parking to the front.

Offers Over £94,000.00

Features

Entrance Hall. Living Room. Dining Room. Kitchen. 2 Bedrooms. Bathroom. Double Glazing. Solid Fuel Central Heating. Garden.

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

Tel: 013873 80482
Fax : 013873 80482
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

Stevenson & Johnstone

solicitors and estate agents

Entrance Hall:-

Electric meter. 1 single socket. Stairs to 1st floor landing.

Living Room: 15' 2" x 9' 9" (4.60 x 2.95)

Coal fire with back boiler set in tiled hearth and mantle. Shelves recess with cupboards below. Double glazed window to front. T.V. point. Telephone socket. 1 double socket. 1 single socket. Understairs storage cupboard. Door to kitchen.

Sitting Room: 15' 1" x 7' 2" (4.60 x 2.20)

Radiator. 2 double sockets. Double glazed window to front.

Kitchen: 13' 11" x 4' 7" (4.25 x 1.40)

Fitted floor and wall units. Stainless steel sink and drainer. Cooker point. Plumbed for washing machine. Radiator. Part tiles to walls. 1 double socket. 2 single sockets. Double glazed window and door to rear garden.

1st Floor Landing:-

Painted wood spindles and bannister.

Bathroom: 12' 1" x 5' 4" overall (3.65 x 1.60)

Wash hand basin. W.C. Bath with electric shower over. Radiator. Obscure double glazed window to rear. Part tiles to walls. Shelved airing cupboard housing water tank.

Bedroom 1: 12' 1" x 15' 2" overall (3.65 x 4.60)

Radiator. Double glazed window to front. 3 double sockets. Painted wood fireplace.

Bedroom 2: 15' 6" x 7' 5" (4.70 x 2.25)

1 single socket. Double glazed window to front. Radiator.

Outside:-

To the rear of the property is an enclosed gravelled garden area edged with shrub beds and a paved patio. Coal bunker and washing line.



Stevenson & Johnstone

solicitors and estate agents

General

Address:

2 WAVERLEY ROAD
Langholm
Dumfries & Galloway
DG13 0EA

Amenities:

Mains water, electricity and drainage. Double glazing. Solid fuel central heating.

Extras:

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

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

Offers Over £94,000.00

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.

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

Tel: 013873 80482
Fax : 013873 80482
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk