

# Stevenson & Johnstone

solicitors and estate agents

**3 BRAEHEAD Langholm**



**End terraced 3 bedrooomed dwellinghouse in excellent order throughout. The property is situated on the outskirts of Langholm within walking distance of the school and other local amenities. To the front side and rear is a good sized paved and gravelled garden. Full double glazing and gas central heating.**

**Price Region £125,000.00**

## **Features**

**Entrance Hall. Living Room. Kitchen. Shower Room. 3 Bedrooms. Gas Central Heating. Double Glazing. Garden. Storage Shed.**

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

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## Entrance Hall:-

Wood/glass panelled entrance door. Understairs storage area with coat hanging facilities. Radiator. 1 single socket. Central heating thermostat. Telephone point. Shelved storage cupboard with 1 single socket and housing electric meter. Stairs to 1st floor landing.

## Living Room: 15' 9" x 11' 9" (4.80 x 3.60)

Gas fire with back boiler set on tiled hearth with wood surround and mantle. Recessed display area to one side of fireplace with cupboards below. Laminate flooring. Radiator. Window to front. T.V. socket. 3 single sockets. Central heating controls. Wood/glass panelled door to kitchen.

## Kitchen: 11' 9" x 9' 9" (3.60 x 2.95)

Fitted floor and wall units. Slot in Belling cooker with gas hob and electric oven. Fridge and Freezer. Washing machine. Stainless steel sink and drainer. Tiled floor. Extractor fan. Radiator. 1 double socket. 2 single sockets. Cooker point. 2 windows to the rear. Wood/glass panelled door to rear garden.

## Shower Room: 9' 3" x 6' 6" overall (2.80 x 2.00)

Wash hand basin. W.C. Corner shower cubicle with electric shower system. Part tiles to walls. Tiled floor. Wood panelling to ceiling. Radiator. Obscure window to side.

## First Floor Landing:-

Window to side. 1 single socket. Access to loft space.

## Bedroom 1: 10' 4" x 10' 1" (3.15 x 3.05)

Built-in wardrobe with drawers below. Shelved airing cupboard housing water tank. Laminate flooring. Radiator. 2 double sockets. T.V. socket. Window to front.

## Bedroom 2: 15' 8" x 9' 3" (4.80 x 2.80)

Built-in wardrobe with shelf space. Laminate flooring. T.V. socket. Radiator. 2 double sockets. Window to rear.

## Bedroom 3: 9' 4" x 12' 2" (2.80 x 3.70)

Built-in shelved cupboard. Laminate flooring. Radiator. 2 double sockets. T.V. socket. Window to side.

## Garden:-

To the front of the property is a paved garden area with pathway leading around side of house to a larger paved and gravelled garden at the rear. Timber storage shed. Outdoor water tap.



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## General

### Address:

3 BRAEHEAD  
Langholm  
Dumfries & Galloway  
DG13 0PS

### Amenities:

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

### Extras:

All curtains, blinds, light fittings, carpets and floor coverings throughout the property are included in the sale price together with the Belling cooker, fridge, freezer and washing machine in the kitchen.

### Council Tax:

Valuation Band B.

### Entry:

By arrangement

### Price:

£125,000.00

### 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.