

Stevenson & Johnstone

solicitors and estate agents

3 HENRY STREET Langholm



Deceptively spacious 3 bedrooomed family dwellinghouse situated in the New Town area of Langholm close to schools and all other local amenities. The property benefits from double glazing and gas central heating throughout. To the rear is a fully enclosed well maintained garden and patio area.

Price Region £126,000.00

Features

Entrance Hall. Living Room. Rear Hall. Dining Kitchen. Bathroom. 3 Bedrooms. Double Glazing. Gas Central Heating. Garden. Timber Storage Shed.

Property Shop
38 High Street
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Entrance Hall:-

Hard wood entrance door. Cupboard housing electric meter. 1 single socket. Door to livingroom.

Living Room: 14' 9" x 11' 8" (4.50 x 3.55)

Marble hearth with timber surround and display. Gas point for fire. Radiator. Double glazed window to front. 2 single sockets. 2 double sockets. Telephone point. T.V. socket. Door to rear hall.



Rear Hall:-

Large walk-in under stairs cupboard. Central heating thermostat. Radiator. 1 single socket. Staircase to 1st floor landing. Upvc door to rear garden.

Dining/Kitchen: 12' 9" x 16' 3" (3.90 x 4.95)

Fitted floor and wall units. 2 built-in cupboards one housing the gas combi boiler. Radiator. One and a half sink and drainer. Washing machine. Gas hob and separate electric oven. Breakfast bar. 4 double sockets. cooker point. 2 double glazed windows to garden. Built-in seated dining area.



Bedroom 1: 13' 1" x 15' 5" (3.95 x 4.70)

Radiator. Built-in double wardrobe with sliding doors. 2 single sockets. 1 double socket. T.V. socket. Double glazed window to front.



Bathroom: 5' 1" x 7' 9" (1.55 x 2.35)

W.C. Wash hand basin. Bath. Part tiles to walls. Radiator. Single glazed window to rear.

First Floor Landing:-

Walk-in storage cupboard. Radiator. 1 single socket. Skylight.

Bedroom 2: 10' 8" x 11' 6" (3.25 x 3.50)

Built-in double wardrobe with sliding doors. Radiator. 2 double sockets. double glazed window to front.

Bedroom 3: 12' 7" x 10' (3.80 x 3.05)

Double wardrobe with sliding doors. Radiator. 4 double sockets. T.V. socket.

Garden:-

Fully enclosed garden. Lawn with paved pathway edged with flower and shrub beds. Patio area. Vegetable plot and fruit trees. Timber storage shed. Outdoor water tap. Gate to rear lane.



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General

Address:

3 HENRY STREET
Langholm
Dumfries & Galloway
DG13 0AR

Amenities:

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

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the gas hob, electric oven and washing machine in the kitchen.

Entry:

By arrangement

Price:

£126,000.00

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.