

Stevenson & Johnstone

solicitors and estate agents

52 WILLIAM STREET Langholm



Stone built mid terraced 2 bedroomed dwellinghouse situated in the new town within easy access of all local amenities. The property benefits from a large floored attic and has full double glazing and gas central heating throughout. To the rear is a fully enclosed paved yard.

Price Region £80,000.00

Features

Entrance Hall. Living Room. Kitchen. Bathroom. 2 Bedrooms. Floored Attic. Rear Yard. Full Double Glazing. Gas Central Heating.

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

Tel: 013873 80482
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Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Double glazed entrance door. Cupboard housing meter. Radiator. Stairs to 1st floor. Glass panelled door to living room.

Living Room: 16' 7" x 12' 2" (not including recess) (5.05 x 3.70)

Gas fire set in wood surround. Radiator. 2 double sockets. 1 single socket. Telephone point. T.V. point. Double glazed window to front. Smaller double glazed window to rear. Understairs storage cupboard with louvre doors. Glass panelled door to kitchen.



Kitchen: 10' 9" x 9' (3.25 x 2.75)

Fitted floor and wall units. Slot in Tricity Bendix cooker. 2 double sockets. 4 single sockets. Cooker point. Stainless steel sink and drainer. Radiator. Tiles to part walls. Laminate flooring. Double glazed door to rear yard. Double glazed window to side.



1st Floor Landing:-

Large storage cupboard. Large cupboard housing combi boiler. Double glazed window to rear. Access to large floored attic.

Bedroom 1: 8' 4" x 10' 8" (2.50 x 3.25)

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

Bedroom 2: 6' 7" x 6' 9" (2.00 x 2.05)

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



Bathroom:-

Bath with shower over. Wash hand basin. W.C. Radiator. Obscure double glazed window to rear. Tiles to bath wall. Pine panelling to ceiling and bath.

Floored Attic:-

Pull down ladder gives access to a large floored area with Velux window. Power. 1 double socket. Wood panelling to part walls.

Rear Yard:-

Fully enclosed flagged rear yard edged with gravel. Brick built outhouse.

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General

Address:

52 WILLIAM STREET
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Amenities:

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

Extras:

All carpets and floor coverings are included in the sale price together with the cooker in the kitchen.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£80,000.00

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.

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