

Stevenson & Johnstone

solicitors and estate agents

54 WILLIAM STREET Langholm



Mid-terraced 2 bedroomed dwellinghouse situated in the New Town within easy walking distance of all local amenities. The property has full double glazing and gas central heating throughout. To the rear is a storage shed and shared garden. HOME REPORT VALUE OF £80,000 REDUCED FOR QUICK SALE.

Price Region £70,000.00

Features

Entrance Hall. Living Room. Kitchen. 2 Bedrooms. Bathroom. Gas Central Heating. Full Double Glazing. Shared Garden.

Property Shop
38 High Street
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DG13 0JH

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Entrance Hall:-

Double glazed entrance door to hallway. Laminate flooring. Electric meter. Radiator. Stairs to 1st floor landing. Wood/glass panelled door to living room.

Living Room: 14' 2" x 10' 6" (4.30 x 3.20)

Gas fire set on marble hearth with timber surround and mantle. Radiator. T.V. point. Telephone socket. Double glazed window to front. 2 double sockets. 2 single sockets. Laminate flooring. Wood/glass panelled door to kitchen.



Kitchen: 14' 6" x 7' overall (4.40 x 2.15)

Fitted floor and wall units. Breakfast bar. One and half composite sink and drainer. Laminate flooring. Radiator. Spot lights to ceiling. Plumbed for washing machine. Cooker hood. Part tiles to walls. 3 single sockets. 1 double socket. Cooker point. Walk-in storage cupboard. Double glazed door and window to rear.

1st Floor Landing:-

Bright spacious landing. Airing cupboard housing hot water tank. Radiator. 2 double glazed windows to rear. 1 single and 1 double socket. Stairs to 2nd floor landing.



Bedroom 1: 11' 3" x 8' 7" (3.40 x 2.60)

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

Bathroom:

Wash hand basin. W.C. Bath with electric shower over. Part tiles to walls. Radiator. Double glazed window to front.

Bedroom 2: 17' 7" x 16' 6" overall (5.35 x 5.00)

2 radiators. 2 velux windows. Laminate flooring. Down lights to ceiling. Wall lights. 2 double sockets. Coombed ceiling.

Outside:-

To the rear is a shared garden area consisting of flagged drying area edged with flower beds. Storage shed.

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General

Address:

54 WILLIAM STREET
Langholm
Dumfries & Galloway
DG13 0AU

Amenities:

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

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£70,000.00

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.