

Stevenson & Johnstone

solicitors and estate agents

57 TOWNFOOT Langholm



First and second floor 3 bedroomed maisonette situated at the South end of the town within easy walking distance of all local amenities. The property is in sound condition and has been newly decorated and carpeted throughout. Full double glazing and electric storage heating. Shared drying area.

Offers Over £80,000.00

Features

Entrance Hall. Living Room. Kitchen. 3 Bedrooms. Bathroom. Full Double Glazing. Electric Storage Heating. Shared Drying Area.

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

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

Stevenson & Johnstone

solicitors and estate agents

Entrance:-

Steps up to balcony and upvc front entrance door.

Entrance Hall:-

3 large walk-in storage cupboards one housing water tanks and electrics. Storage heater. 1 single socket. Stairs to 2nd floor. New carpets throughout the property.

Living Room: 13' 9" x 12' 3" (4.20 x 3.75)

Large double glazed window with views up to Warbla. Laminate flooring. Storage heater. 3 double sockets. 1 single socket. T.V. socket. Telephone point. Door to kitchen.

Kitchen: 9' 9" x 13' 8" (2.95 x 4.15)

White fitted floor and wall units. Black worktops. Tiled splashbacks. 2 x double glazed windows. One and half stainless steel sink and drainer. Cooker hood. Storage heater. 3 double sockets. 3 single sockets. Cooker point. Pine panelling to ceiling.

Bathroom: 6' 7" x 5' 6" (2.00 x 1.65)

Wash hand basin set in vanity unit. W.C. Bath with electric shower over. Full tiles to walls. Pine panelling to ceiling and below dado height. Down lights to ceiling. Double glazed window.

Bedroom 1: 11' 2" x 10' (3.40 x 3.05)

Storage heater. 2 single sockets. Double glazed window to side.

Second Floor Landing:-

Storage cupboard. Access to loft space. Skylight.

Bedroom 2: 14' 3" x 10' 5" (4.35 x 3.20)

Fitted wardrobes, dresser, bedside cabinets and over bed topboxes. Laminate flooring. 1 double socket. 1 single socket. Double glazed window with view up to Whita Hill.

Bedroom 3: 11' 5" x 9' 9" (3.50 x 2.95)

Storage cupboard. 2 single sockets. Double glazed window to side.

Outside:-

Shared lawn and dryng area.



Stevenson & Johnstone

solicitors and estate agents

General

Address:

57 TOWNFOOT
Langholm
Dumfries & Galloway
DG13 0EJ

Amenities:

Mains water, electricity and drainage. Full double glazing. Electric storage heating.

Extras:

All curtains, blinds, carpets and floor coverings are included in the sale price. All white goods in the kitchen together with the fire and surround in the livingroom are available for sale by separate negotiation.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £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.