

Stevenson & Johnstone

solicitors and estate agents

5 CHARLOTTE STREET Langholm



Mid-terraced 4 bedroomed family dwellinghouse situated in a quiet residential part of Langholm within easy walking distance of the town centre and all local amenities. The property is well maintained and benefits from a fully fitted kitchen with appliances, gas central heating and double glazing throughout. To the rear is a large fully enclosed flagged yard.

Offers Over £175,000.00

Features

Entrance Hall. Living/Dining Room. Kitchen. 4 Bedrooms. Bathroom. Garden. Gas Central Heating. Full Double Glazing.

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

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Entrance Hall:-

Upvc entrance door. Radiator. 1 single socket. Under-stairs storage area. Wood/decorative glass panelled doors to kitchen and living room. Wood flooring to hallway. Stairs to first floor landing.

Kitchen: 9' 3" x 14' 7" (2.80 x 4.40)

Fitted floor and wall units. 5 ring gas hob. Eyelevel double oven. Cooker hood. Integrated washing machine, dishwasher and fridge/freezer. Breakfast bar. Wood flooring. Stainless steel bowl sink and drainer. Tiled splashbacks. Radiator. Double glazed window to rear garden. 8 double sockets. 1 single socket. Cooker point. Spot lights to ceiling. Upvc door to rear garden.



Living/Dining Room: 23' 3" x 15' 9" overall (7.10 x 4.80)

Wood flooring. Two shelved decorative recesses to one wall with down lights and cupboards below. Two radiators. Double glazed windows to front and rear. T.V. points. Telephone point. Central heating controls. Large storage cupboards housing boiler with top box storage above.



First Floor Landing:-

1 single socket. Stairs to 2nd floor landing.

Bedroom 1: 9' 4" x 8' 10" (2.80 x 2.70)

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



Bedroom 2: 12' 9" x 13' 5" overall (3.90 x 4.10)

Laminate flooring. Radiator. 2 single sockets. Storage cupboard with louvre doors. Double glazed window to rear.

Bedroom 3: 9' 7" x 12' 10" (2.90 x 3.90)

Laminate flooring. Double glazed window to front. 2 single sockets. Radiator. Double storage cupboards with louvre doors.



Bathroom: 9' 7" x 5' 6" (2.90 x 1.65)

Wash hand basin. W.C. Bath. Corner shower cubicle with mains powered shower system. Chrome ladder radiator. Decorative display areas with down lights. Double glazed window to front. Down lights to ceiling.

Second floor Landing:-

1 single socket. Double glazed window to rear. Door to 4th bedroom.

Bedroom 4: 16' 2" x 10' 8" (4.95 x 3.25)

Large double glazed window to the rear with fine views over the town and Whita Hill. Radiator. Down lights to ceiling. 2 single sockets. Large walk-in storage cupboard with some shelving. Built-in double wardrobe.

Outside:-

Fully enclosed large flagged yard to the rear of the property.



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General

Address:

5 CHARLOTTE STREET
Langholm
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Amenities:

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

Extras:

All blinds, carpets and floor coverings are included in the sale price together with the hob, oven, cooker hood, dishwasher, washing machine and fridge/freezer in the kitchen.

Council Tax:

Valuation Band D.

Entry:

By arrangement

Price:

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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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