

# Stevenson & Johnstone

solicitors and estate agents

5 HOUGHTON PARK Newcastleton



Situated in large garden grounds in a peaceful cul-de-sac on the outskirts of the rural village of Newcastleton this semi-detached 5 bedroom dwellinghouse has been refurbished to a very high standard. The property boasts idyllic views over the Liddle Water and surrounding countryside and is within easy access of the many walks, horseriding activities and cycling tracks in and around the area. The city of Carlisle is only 25 miles to the South and the Borders town of Hawick 20 miles to the North.

**Price Region £180,000.00**

## Features

**Entrance Hall. Living Room. Dining Room. Family Kitchen. Utility Room. Toilet. Conservatory. Family Bathroom. 5 Bedrooms (1 en-suite). Oil Fired Central Heating. Full Double Glazing. Large Garden. Off Road Parking. 3 Storage Sheds.**

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

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## Entrance Hall:-

Upvc entrance door. 2 x radiators. New varnished wood skirtings, facings and doors throughout the property. Telephone point. 1 single socket. Walk-in understairs storage cupboard. Smaller under-stair storage cupboard. Central heating controls. Back stairs to 2 bedrooms. Main staircase to master bedroom and en-suite facilities.



## Dining Room: 14' 9" x 11' 9" (4.50 x 3.60)

Shelved storage cupboard housing electric meter and fuse box. Radiator. 2 double sockets. 1 single socket. Varnished wood panelling to ceiling. Double glazed window to front. 2 doors to hallway. Wood/glass panelled doors to living room.



## Living Room: 14' 8" x 15' 2" (4.50 x 4.60)

Multi-fuel stove set on tiled hearth. Wall lights. 2 ceiling lights. Radiator. Double glazed window to front. 6 double sockets. T.V. socket.

## Bedroom 1: 12' 5" x 11' 10" (3.80 x 3.60)

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

## Bedroom 2: 12' 4" x 12' 9" overall (5.60 x 3.90)

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



## Conservatory: 11' 6" x 11' 10" (3.50 x 3.60)

Upvc windows and doors. Persepex roof. Fitted blinds. 2 radiators. 7 double sockets. 2 x television points. Wall lights. Laminate flooring. Doors lead to patio and garden.

## Family Bathroom: 13' 4" x 6' 7" (4.05 x 2.00)

Bath, wash hand basin and W.C. Separate shower cubicle with mains powered shower system. Tiles to walls. Heated towel rail. Radiator. Extractor fan. Obscure double glazed window to rear.



## Dining/Kitchen: 14' 7" x 16' 4" (4.45 x 4.95)

Full range of fitted floor and wall units. Country Chef six ring gas hob and electric double oven. Belling double cooker hood. Zanussi dishwasher. Double sink and drainer with mixer tap. Large double glazed window to rear garden. Part tiles to walls. Wood flooring. Spot lights to ceiling. Radiator. Door to utility room.

## Utility Room: 8' 11" x 7' 8" (2.70 x 2.35)

Stainless steel sink and drainer set in base unit with worktop. Worcester combi boiler. Radiator. Extractor fan. Coat hanging facilities. Door to Toilet. Double glazed window to garden. Upvc door to rear garden.

## Toilet: 4' 9" x 7' 8" (1.45 x 2.35)

W.C. Wash hand basin set in vanity unit. Part tiles to walls. Laminate flooring. Radiator. Extractor fan. Obscure double glazed window to rear.



## Back Stairs and Landing:-

Back staircase leads to bedrooms 3 and 4.

## Bedroom 3: 8' 3" x 13' (2.50 x 3.95)

Coombed ceiling. Velux window. Storage cupboard. 2 double sockets. T.V. point. Radiator.

**Bedroom 4: 8' 7" x 13' (2.60 x 3.95)**

Coombed ceiling. Velux window. Storage cupboard. T.V. point. 4 Double sockets. Radiator.

**Mains Stairs and Landing:-**

Open wood spindle staircase to 1st floor landing. 1 double socket. Large velux window. Walk-in box room with shelved area.

**Master Bedroom: 14' 8" x 19' 1" overall (4.45 x 5.80)**

Large family size bedroom with luxury en-suite facilities. Double glazed picture window to the rear overlooking the open countryside and Liddle Water. T.V. point. 7 double sockets. Radiator. Door to en-suite bathroom.

**En-suite Bathroom: 14' 8" x 8' 4" overall (4.45 x 2.50)**

Luxury en-suite facilities comprising wash hand basin. W.C. Corner Jucuzzi bath. Separate shower cubicle with mains powered shower system. Full tiles to walls. Velux window. Extractor fan. Radiator.

**Outside:-**

To the front of the property are wrought iron gates leading onto a large gravelled area with parking for several vehicles. To the side are 3 individual storage sheds. Greenhouse. Oil tank and drying area. To the rear is a patio and large garden ground mainly in lawn. Access to the riverside walk and open countryside.



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## General

### Address:

5 HOUGHTON PARK  
Newcastleton  
Borders  
TD9 0RQ

### Amenities:

Mains water, electricity and drainage. Full double glazing. Oil fired central heating.

### Extras:

All curtains, blinds, carpets and floor coverings throughout the property together with the hob, oven and cooker hood in the kitchen are included in the sale price.

### Council Tax:

Valuation Band C.

### Entry:

By arrangement

### Price:

£180,000.00

### 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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