

Stevenson & Johnstone

solicitors and estate agents

5 NORTH HERMITAGE STREET Newcastleton



Desirable stone built 3/4 bedroomed end terraced dwellinghouse situated in the village of Newcastleton. The property is located close to the village square in excellent decorative order and well maintained throughout. To the rear of the property there is a large stone built garage/workshop, patio and garden area. Also located to the rear is a detached former bakehouse with planning permission to form a 2 bedroomed dwellinghouse. This is available for sale separately at a Price Region of £55,000.

Price Region £180,000.00

Features

Entrance Hall. Living Room. Sitting Room. Dining/Kitchen. Dining Room. 3 Bedrooms. Bathroom. Garage. Boiler House. Garden and Patio.

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Entrance Hall:-

Double glazed door to hallway. Wall mounted electric meter and fusebox. 1 double socket. Radiator. Under stairs storage cupboard. Stairs to 1st floor landing.

Sitting Room: 12' x 16' 2" (3.65 x 4.95)

Electric fire set in traditional style surround with marble hearth. 2 radiators. Double glazed windows to front and side. T.V. point. 4 double sockets.



Diner: 16' 11" x 11' 1" overall (5.15 x 3.35)

Fitted floor and wall units. Radiator. Part tiles to walls. Window to rear. 3 double sockets. Central heating thermostat. Plumbed for dishwasher and washing machine. Open through to kitchen area. T.V. point. Telephone socket. Door to rear. Door to living room.



Kitchen: 7' 10" x 10' 5" (2.40 x 3.20)

Fitted floor and wall units. One and half sink and drainer. 2 double glazed windows. Cooker. Part tiles to walls. Radiator. 4 double sockets. 1 single socket. Cooker point.

Living Room: 17' 8" x 12' 11" overall (5.40 x 3.95)

LPG fire set in slate hearth and surround. 2 T.V. points. Radiator. Built in glass fronted display case with double cupboards below. 3 double sockets. Door to dining room.



Dining Room: 16' 7" x 10' 7" (5.05 x 3.20)

Ornate fire place in wrought iron with wood surround. 2 radiators. Access to loft space. 3 double sockets. T.V. point. Double wood/glass panelled doors to patio area.

1st Floor Landing:-

L shaped landing. Spindle and wood banister. 2 double glazed windows. 1 double socket. 1 single socket. Pull down ladder gives access to a large floored attic with sufficient space for converting into further bedrooms (subject to planning permission).

Bedroom 1: 16' x 12' 2" (4.85 x 3.70)

Full bedroom furniture comprising matchings wardrobes, dresser, chest of drawers and bedside cabinets. Double glazed windows to front and side. Radiator. 3 double sockets. 2 T.V. points.



Bedroom 2: 13' 7" x 13' 1" (4.15 x 3.95)

Fitted wardrobes to 1 wall housing water tank. Radiator. Double glazed window to front. T.V. point. 4 double sockets.

Bedroom 3: 7' 11" x 8' 7" (2.40 x 2.60)

Window to rear. 1 double socket. Radiator.

Bathroom:-

Wash hand basin. W.C. Bath with electric shower over. Full tiles to walls. Radiator. Window to rear. Extractor fan.



Outside:-

To the rear of the property is a large stone built garage and

workshop with roller door, power, small window and rear door to yard. Boiler house with central heating boiler, double socket. Belfast sink and taps. Gravelled patio area. LPG tank. Lawn.

Bakehouse:-

Detached stone built former bakehouse. Power. Water. Garden area. Double gates to side lane.

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General

Address:

5 NORTH HERMITAGE STREET
Newcastleton
Borders
TD9 0RB

Amenities:

Mains electricity, water and drainage. LPG central heating throughout. Double glazing.

Extras:

All blinds, carpets and floor coverings are included in the sale price together with the bedroom suite in the master bedroom.

Council Tax:

Valuation Band D.

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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