

Stevenson & Johnstone

solicitors and estate agents

6 BRAEHEAD Langholm



Well presented end terraced 3 bedroom dwellinghouse situated on the outskirts of Langholm within walking distance of the schools and other local amenities. Located in a corner plot with off street parking and a good sized garden to the front side and rear. The property benefits from a modern fitted kitchen and bathroom, full double glazing and gas central heating making this an Ideal family home.

Price Region £135,000.00

Features

Entrance Hall. Living Room. Kitchen. Bathroom. 3 Bedrooms. Cellar. Double Glazing. Gas Central Heating. Garden. Off Street Parking.

Property Shop
38 High Street
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Entrance Hall:-

Steps up to wood/glass panelled entrance door. Radiator. Wall mounted combi boiler. 1 double sockets. 1 single socket. Storage cupboard housing electrics with access to the cellar. Central heating thermostat. Stairs to 1st floor landing. Doors to living room and bathroom.



Living Room: 11' 10" x 15' 10" (3.55 x 4.80)

Electric fire set in marble hearth with wood surround and mantle. Shelved recess with cupboards below. Laminate flooring. Dado rail around room. Double glazed window to front. T.V. socket. Telephone point. 2 radiators. Glass panelled door to kitchen.



Kitchen: 9' 11" x 11' 10" (3.00 x 3.55)

Fitted floor and wall units. Delongi ceramic hob and oven. Cooker hood. Stainless steel sink and drainer. Plumbed for washing machine. Tiled splash backs. Tiles to floor. 2 double glazed windows to garden. 2 double sockets. 2 single sockets. Cooker point. Extractor fan. Radiator. Wood/glass panelled door to rear garden.

Bathroom:-

D shaped bath with mains powered shower over and shower screen. Wash hand basin and W.C. set into vanity unit. Fitted wall cupboards to match vanity. Tiles to part walls. Expelair. Radiator. Tiles to floor. Double glazed obscure window to side.



First Floor Landing:-

Double glazed window to side at half level. 1 single socket. Smoke alarm. Access to loft space.

Bedroom 1: 12' 2" x 10' 2" (3.70 x 3.10)

Double glazed window to front. Built-in wardrobe. 1 double socket. Radiator. Spot lights to ceiling.



Bedroom 2: 15' 9" x 9' 3" (4.80 x 2.80)

Built-in wardrobe. Dado rail around room. 1 double socket. 1 single socket. T.V. socket. Radiator.

Bedroom 3: 9' 6" x 12' 2" (2.90 x 3.70)

Built-in wardrobe. Radiator. 2 double sockets. 1 single socket. T.V. socket. Double glazed window to side.

Outside:-

Garden ground mainly in lawn to the front and side with paved driveway providing off street parking. To the rear is a large paved patio area which leads on to a gravelled childrens play area. Fully enclosed with lap fencing. Large timber storage shed and childs summer house.



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General

Address:

6 BRAEHEAD
Langholm
Dumfries & Galloway
DG13 0PS

Amenities:

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

Extras:

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

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£135,000.00

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.