

Stevenson & Johnstone

solicitors and estate agents

SILVER BIRCH COTTAGE 6 DONCASTER STREET Newcastleton



Traditional stone built end-terraced dwellinghouse situated just off the main square in the busy borders village of Newcastleton. The property is well maintained and has spacious living accommodation with 2 double bedrooms and 2 reception rooms. Double glazing and oil fired central heating throughout. To the rear of the property is a good sized garden and garage.

Price Region £120,000.00

Features

Entrance Hall. Living Room. Sitting Room. Kitchen. Bathroom. 2 Bedrooms. Boxroom. Garden. Garage. Oil Fired Central Heating. Double Glazing.

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Entrance Hall:-

Hard wood entrance door to hallway. Under-stairs storage cupboard. Cupboard housing meter. Radiator. 1 double socket. Doors to living room, sitting room and kitchen.

Sitting Room: 14' 4" x 14' 9" (4.35 x 4.50)

Covered fireplace with decorative wood surround and tiled hearth. Telephone point. Radiator. 3 double sockets. Double glazed window to front.

Living Room: 14' 1" x 14' 7" (4.25 x 4.45)

Open fire set in tiled hearth and wood surround. 2 x radiators. Double glazed window to front. 2 single sockets. 1 double socket. Door to rear hall.

Rear Hall:-

Pine panelled ceiling. Access to loft space. Doors to kitchen and bathroom. Hard wood door to rear garden.

Bathroom: 7' 8" x 9' 9" (2.35 x 2.95)

Wash hand basin. W.C. Bath. Separate shower cubicle with electric shower system. Radiator. Pine panelled ceiling with down lights. Double glazed window to rear.

Kitchen: 12' 9" x 14' 6" overall (3.85 x 4.40)

Fitted floor and wall units. One and half stainless steel sink and drainer. Plumbed for washing machine. Eyelevel double oven and separate hob. Cooker hood. Breakfast bar. Spot lights to ceiling. 4 double sockets. 1 single socket. Cooker point. Walk-in shelved pantry with power. Double glazed window to garden.

First Floor Landing:-

Small velux window. Access to loft space. Boxroom suitable for conversion to en-suite (subject to planning consent).

Bedroom 1: 13' 10" x 14' 6" overall (4.20 x 4.40)

Coombed ceiling. Double glazed dormer window to front. Velux window to rear. Radiator. 2 single sockets. Built-in wardrobes with louvre doors.

Bedroom 2: 12' 2" x 13' (3.70 x 3.95)

Double glazed dormer window to front. Built-in wardrobes to one wall with louvre doors. Radiator. 2 single sockets.

Outside:-

Side driveway to garage/workshop. Good sized fully enclosed garden and patio area. Oil tank. Gate to side lane.



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General

Address:

SILVER BIRCH COTTAGE 6 DONCASTER STREET
Newcastleton
Borders
TD9 0QT

Amenities:

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

Extras:

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

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

£120,000.00

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.