

Stevenson & Johnstone

solicitors and estate agents

6 HENRY STREET Langholm



Traditional stone built and rendered 3 bedroomed mid-terraced dwellinghouse requiring some refurbishment with potential to make an ideal family home. The property is situated in the New Town within easy walking distance of the schools and other local amenities. Gas central heating and small garden to the rear. Ideal for the first time buyer. Viewing Highly Recommended.

Price Region £90,000.00

Features

Entrance Hall. Living Room. Kitchen. Bathroom. 3 Bedrooms (1 en-suite). 2 Dressing Rooms. Rear Garden. Gas Central Heating. Shared Drying Green.

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

Tel: 013873 80482
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Entrance Hall:-

Electric meter. Stairs to 1st floor.

Living Room: 15' 5" x 12' 2" (4.70 x 3.70)

Electric fire set in wood surround. Pipes for gas fire connection. Laminate flooring. Dado rail. T.V. socket. Telephone point. Built-in storage cupboard. 2 x radiators. 2 double sockets. 1 single socket. Window to front. Door to rear hall.



Rear Hall:-

Under stairs storage cupboard. Door to bathroom.

Bathroom:-

Wash hand basin, W.C. Bath. Tiles to bath wall. Radiator. Laminate flooring. Double glazed window to rear.

Kitchen: 14' 9" x 6' 7" (4.50 x 2.00)

Fitted floor and wall units. Stainless steel sink and double drainer. Extractor fan. Radiator. Double glazed window to rear. 2 single sockets. 1 double socket. Access to loft space. Wood and glass panelled door to rear garden.



Bedroom 1: 13' 1" x 10' 8" (4.00 x 3.25)

Currently used as a sitting room. Radiator. Window to front. 1 double socket.

Bedroom 2: 15' 4" x 10' 1" (4.65 x 3.05)

Tiled feature fireplace. Windows to front and back. Radiator. 2 double sockets. Door to dressing room. Door to en-suite:- Wash hand basin. W.C. Radiator. Obscure glass window to rear. Large Storage cupboard.

Dressing Room 1: 7' 5" x 7' 8" (2.25 x 2.35)

Window to front.

Bedroom 3: 15' 10" x 9' 6" (4.80 x 2.90)

Feature wrought iron fireplace with wood surround. Radiator. Window to front. Storage cupboard. 2 single sockets. Door to dressing room 2.

Dressing Room 2: 8' 4" x 5' 10" (2.50 x 1.75)

Window to front.

Outside:-

To the rear of the property is a gravelled garden area. Large built-in storage shed.

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General

Address:

6 HENRY STREET
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Amenities:

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

Extras:

All carpets and floor coverings are included in the sale price.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

£90,000.00

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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